LOT 38
IN OR 816 PG 1898
1986 FLEE DW/MH

MCDANNOLD RICHARD H & EDNA F
95229 LEO DRIVE
FERNANDINA BEACH, FL 32034

2024

31-2N-28-1600-0038-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

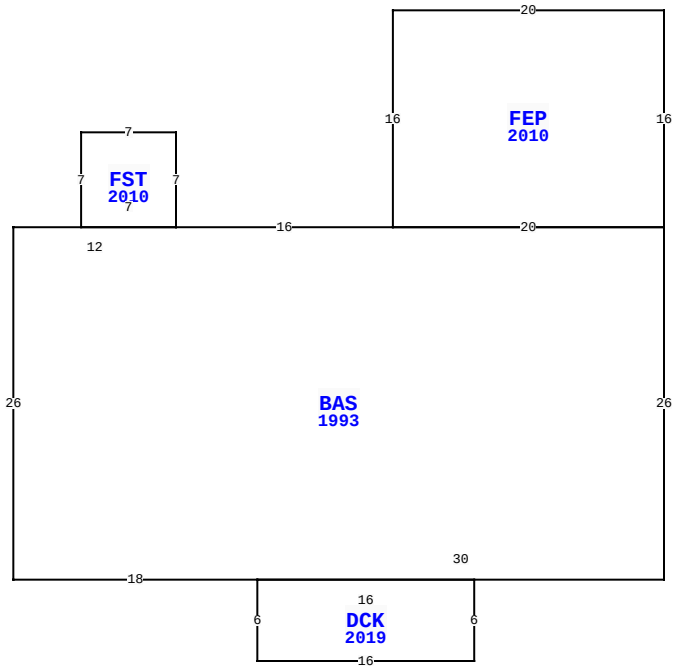
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	35,748
DCK	96	15	14	401
FEP	320	85	272	7,791
FST	49	65	32	917
TOTALS	1,713		1,566	44,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,566	136.4000	95.48	149,522	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1998 Heated Area: 1520 HX Base Yr 1998



95229 LEO DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		44,857
TOTAL MARKET OB/XF VALUE		5,066
TOTAL LAND VALUE - MARKET		75,750
TOTAL MARKET VALUE		125,673
SOH/AGL Deduction		81,301
ASSESSED VALUE		44,372
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,372
TOTAL JUST VALUE		125,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23796	CARPORT	7,871	07/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0816/1898	12/16/1997	WD	Q	I		46,000
GRANTOR: VAUGHN ANTHONY R						
GRANTEE: MCDANNOLD RICHARD &						
0654/1110	4/14/1992	WD	Q	I		36,000
GRANTOR: DAMAZYN JAMES & A						
GRANTEE: VAUGHN ANTHONY R						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2010] W20 S16 BAS=[YR=1993] W16 FST=[YR=2010] N7 W7 S7 E7 $ W12 S26 E18 DCK=[YR=2019] S6 E16 N6 W16$ E30 N26 W20 $ E20 N16 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
2	0940	SHEDS/PORT	0	100	16	10	160.00	SF	20.10	20.10	100	2000	2000	3	20	643	
3	0940	SHEDS/PORT	0	100	13	10	130.00	SF	20.10	20.10	100	2000	2000	3	20	523	
4	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2010	2010	3	45	1,800	

LAND DESCRIPTION

TOTAL OB/XF 5,066

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,750							

REVIEW DATE 04/28/2020 BY KWA Total Acres: 1.01 Total Land Value: 75,750 Market: 0 Agricultural: 0 Common: 75,750 PRINTED 08/06/2024 BY SYS