

GRIFFIS LEONE
95257 LEO DR
FERNANDINA BEACH, FL 32034-7209

2024

31-2N-28-1600-0039-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame Stories

Units

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

30 VINYL 100

03 GABLE/HIP 100

03 COMP SHNGL 100

05 DRYWALL 100

08 SHT VINYL 100

03 CENTRAL 100

04 AIR DUCTED 100

3 100

2 100

02 WOOD FRAME 100

0 0 100

0 100

03 Quality Level 03

0200 MOBILE HOME

MKT AREA04

4007.00

TOTALS

1,296

1,296

108,592

EXTRA FEATURES

L N

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

02/14/2022

BY

KW

Total Acres:

1.01

Total Land Value:

75,750

Market:

0

Agricultural:

0

Common:

75,750

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% CONDTOTAL

0800

02

1,296

114.0000

85.50

110,808

2021

2021

0

0

2.00

98.00

0

1 M/H 94+ - 100% - 2023

Heated Area: 1296

HX Base Yr 2023

27

48

27

48

BAS
2021

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE108,592

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET75,750

TOTAL MARKET VALUE184,342

SOH/AGL Deduction861

ASSESSED VALUE183,481

TOTAL EXEMPTION VALUEHX HB WX55,000

BASE TAXABLE VALUE128,481

TOTAL JUST VALUE184,342

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE178,137

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYRSN CD SALE PRICE

0753/17873/13/1996QCUI01100

GRANTOR: GRIFFIS LEO

GRANTEE: GRIFFIS LEO & LEONE

0520/03236/16/1987WDQV13,400

GRANTOR: GRIFFIS LEO & LOUISE

GRANTEE: PRESCOTT LEONE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W48 S27 E48 N27\$.