LOT 42 R674054
IN OR 681/1571
OAK HILL EST #1 PB 5/90 & 91

WILLIAMS ROBERT L
95347 LEO DRIVE
FERNANDINA BEACH, FL 32034

2024

31-2N-28-1600-0042-0000

BUILDING CHARACTERISTICS

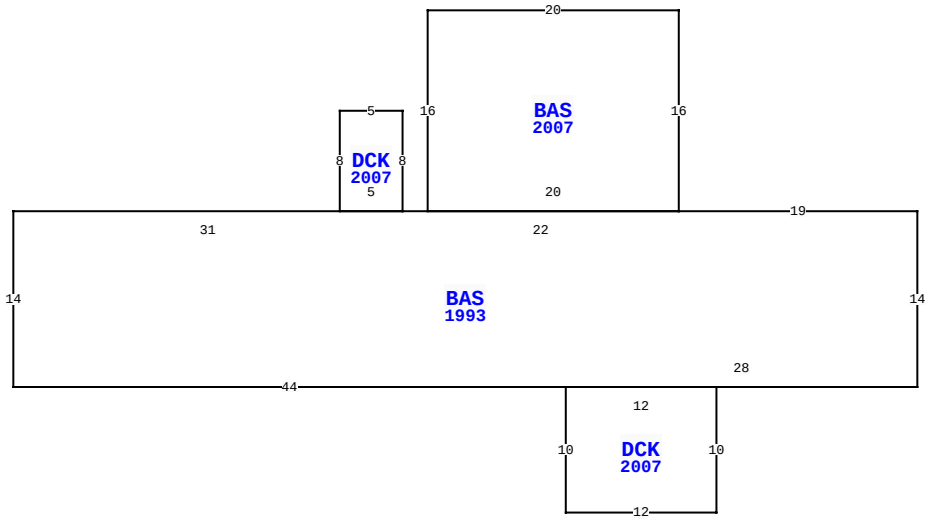
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
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	1,008	100	1,008	24,767
BAS	320	100	320	7,862
DCK	40	15	6	147
DCK	120	15	18	442
TOTALS	1,488		1,352	33,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,352	117.0000	81.90	110,729	1986	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1328 HX Base Yr



95347 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		33,219
TOTAL MARKET OB/XF VALUE		3,053
TOTAL LAND VALUE - MARKET		75,750
TOTAL MARKET VALUE		112,022
SOH/AGL Deduction		71,297
ASSESSED VALUE		40,725
TOTAL EXEMPTION VALUE	HX HB WR	30,000
BASE TAXABLE VALUE		10,725
TOTAL JUST VALUE		112,022
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17365	ADDITION	26,400	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0681/1571	5/27/1993	WD	U	I	10	12,800
GRANTOR: WILLIAMS LOUISE						
GRANTEE: WILLIAMS ROBERT & A						
0497/0823	9/01/1986	AD	U	V		12,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 BAS=[YR=2007] N16 W20 S16 E20$ W22
DCK=[YR=2007] N8 W5 S8 E5$ W31 S14 E44 DCK=[YR=2007] S10 E12
N10 W12$ E28 N14$.

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	0940	SHEDS/PORT	0	100	20	20	400.00	SF	30.00	30.00	100	1995	1995	3	20	2,400	
2	0680	POLE SHED	0	100	20	11	220.00	SF	10.00	10.00	100	1995	1995	3	23	506	
3	0680	POLE SHED	0	100	8	8	64.00	SF	10.00	10.00	100	1995	1995	3	23	147	

LAND DESCRIPTION

TOTAL OB/XF 3,053

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 04/11/2019 BY KWA Total Acres: 1.01 Total Land Value: 75,750 Market: 0 Agricultural: 0 Common: 75,750 PRINTED 08/06/2024 BY SYS