LOT 43
IN OR 2462/134
OAK HILL EST #1 PB 5/90 & 91

BARNES WILLIS &/BENNETT KAYLA
95373 LEO DR
FERNANDINA BEACH, FL 32034

2024

31-2N-28-1600-0043-0000

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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

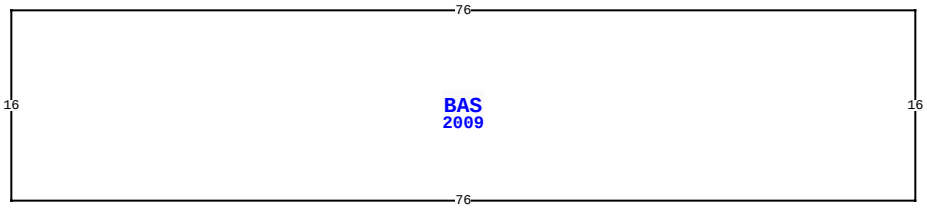
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	40,156
TOTALS	1,216		1,216	40,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	125.8000	94.35	114,730	1996	1996	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2024 Heated Area: 1216 HX Base Yr 2024



95373 LEO DR, FERNANDINA BEACH

BLD DATE	08/17/2009 RK	LGL DATE	05/30/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		40,156
TOTAL MARKET OB/XF VALUE		5,616
TOTAL LAND VALUE - MARKET		75,750
TOTAL MARKET VALUE		121,522
SOH/AGL Deduction		0
ASSESSED VALUE		121,522
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		71,522
TOTAL JUST VALUE		121,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5179	CO ISSUED	0	05/29/2009
MH5179	MH MOVE-ON	0	04/01/2009
E21697	ELEC OTHER	0	04/01/2009
M14445	MECH OTHER	0	04/01/2009
P13713	OTHER	0	04/01/2009
MH961280	MH MOVE-ON	0	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2462/0134	5/17/2021	AD	U	I	21	55,000
GRANTOR: GRIFFIS & GRIFFIS FAM						
GRANTEE: BARNES WILLIS & KAY						
2110/1695	3/23/2017	CT	U	I	18	17,600
GRANTOR: CLERK OF COURT						
GRANTEE: GRIFFIS & GRIFFIS F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W76 S16 E76 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	0812	CONCRETE C	0	100	0	0	2,463.00	SF	4.00	4.00	100	1989	1989	3	57	5,616	

LAND DESCRIPTION

TOTAL OB/XF 5,616

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	000115	C	SFR ACRES	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