LOT 5 EX S-1
IN OR 2061/500
R498012/R498013 1990 OMNI DW

KNIGHT DAVID WAYNE
95588 LEO DR
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1600-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 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
Quality	03	Quality Level 03

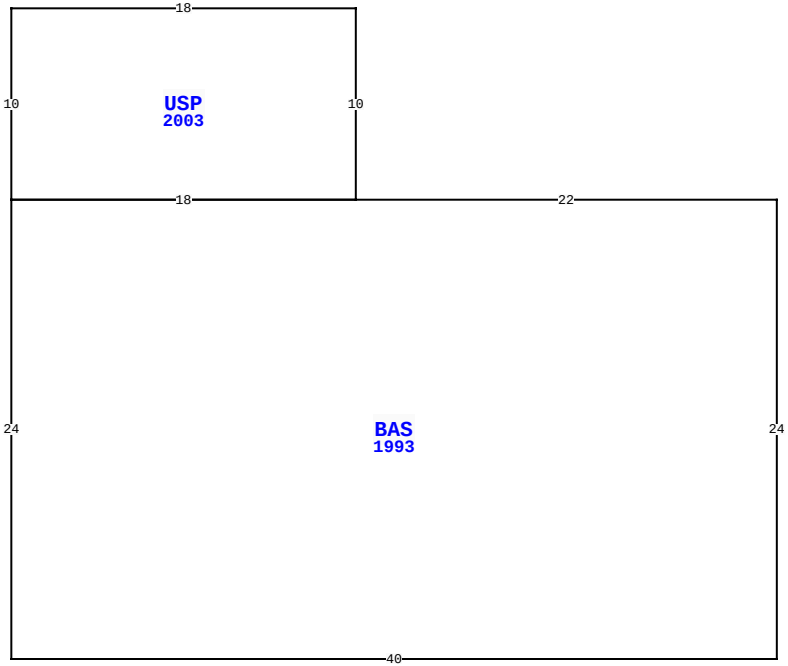
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	26,726
USP	180	50	2003	90	2,506
TOTALS	1,140			1,050	29,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,050	116.0000	92.80	97,440	1990	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2017 Heated Area: 960 HX Base Yr 2017



95588 LEO DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		29,232
TOTAL MARKET OB/XF VALUE		440
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		129,672
SOH/AGL Deduction		83,779
ASSESSED VALUE		45,893
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,893
TOTAL JUST VALUE		129,672
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7409	MH MOVE-ON	27,000	08/03/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2061/0500	7/26/2016	WD	U	I	37	35,000
GRANTOR: CROFT JAMES K II & TI						
GRANTEE: KNIGHT DAVID WAYNE						
1504/0693	6/07/2007	WD	Q	I		84,900
GRANTOR: DANIEL MUTT J						
GRANTEE: CROFT JAMES K II &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 USP=[YR=2003] N10 W18 S10 E18$ W18 S24 E40 N24$.

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	1242	WD DECK A	0	100	0	0	220.00	SF	10.00	10.00	100	1990	1990	3	20	440	

LAND DESCRIPTION

TOTAL OB/XF 440

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	000100	C	RES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 03/18/2022 BY KWA Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS