PT OF LOTS 4 & 5
IN OR 2342/1949
OAK HILL ESTATES #1 PB 5/90-91

GEORGE JOAN K
95595 LEO DR
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1600-0005-0010

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
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	04	Quality Level 04

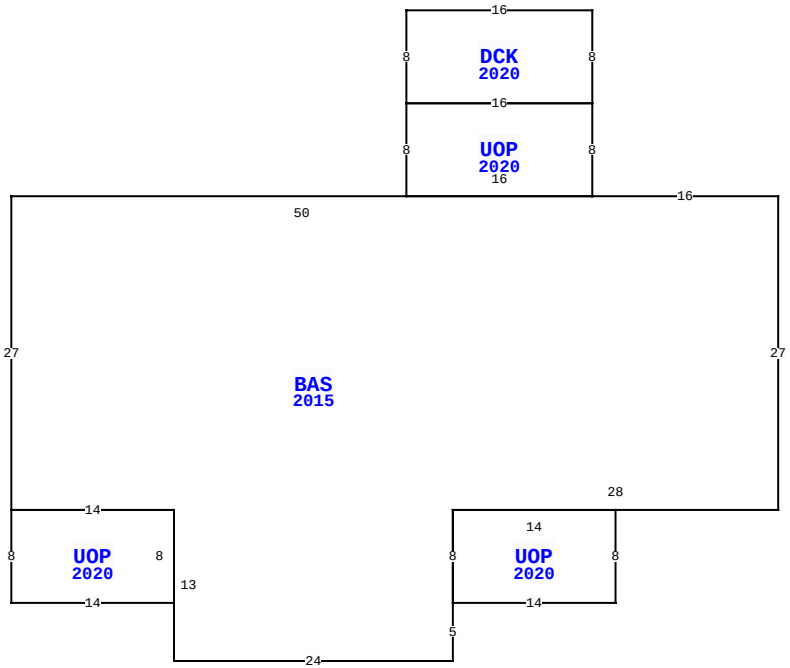
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100	2015	2,094	96,173
DCK	128	15	2020	19	873
UOP	112	25	2020	28	1,286
UOP	112	25	2020	28	1,286
UOP	128	25	2020	32	1,470
TOTALS	2,574			2,201	101,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,201	135.0800	114.82	252,719	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2019 Heated Area: 2094 HX Base Yr 2019



95595 LEO DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		101,088
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		126,900
TOTAL MARKET VALUE		227,988
SOH/AGL Deduction		117,839
ASSESSED VALUE		110,149
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		59,427
TOTAL JUST VALUE		227,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2342/1949	2/26/2020	WD	U	I	11	100
GRANTOR: SELLERS CRAY H						
GRANTEE: GEORGE JOAN K						
2178/1282	2/13/2018	AD	U	I	21	90,000
GRANTOR: CARTER JOHN J & PAULA						
GRANTEE: GEORGE JOAN K & CRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W16 UOP=[YR=2020] N8 DCK=[YR=2020] N8 W16 S8 E16$ W16 S8 E16$ W50 S27 UOP=[YR=2020] S8 E14 N8 W14$ E14 S13 E24 N5 UOP=[YR=2020] E14 N8 W14 S8$ N8 E28 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.41	AC		1.00	1.00	0.90	100,000.00	90,000.00	126,900							

REVIEW DATE 05/24/2021 BY KWA Total Acres: 1.41 Total Land Value: 126,900 Market: 0 Agricultural: 0 Common: 126,900 PRINTED 07/30/2025 BY SYS