LOT 7
IN OR 2183/1414
OAK HILL EST #1 PBK 5/90

LILLO ANTHONY ROSS
95548 LEO DRIVE
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1600-0007-0000

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	09	PINE WOOD 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	04	Quality Level 04

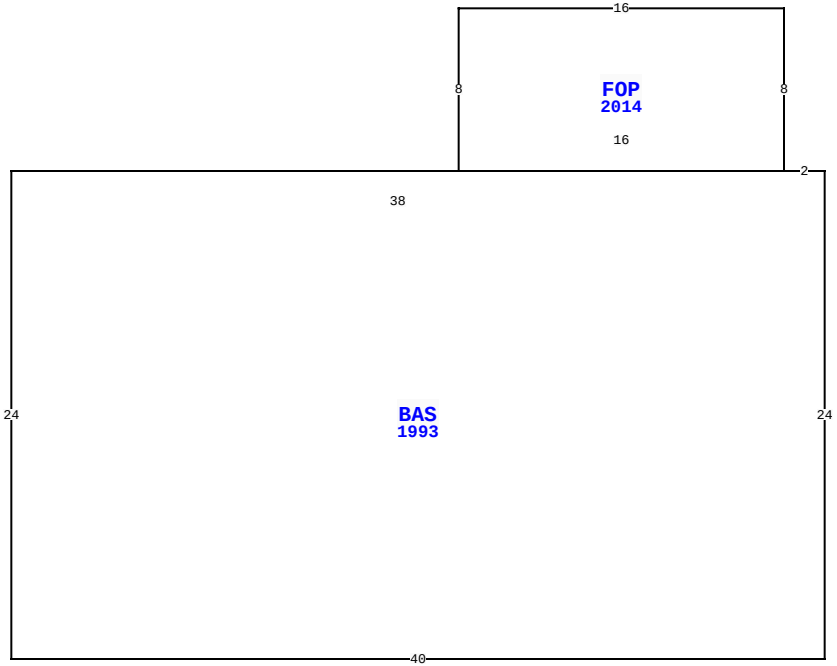
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	60,826
FOP	128	30	2014	38	2,408
TOTALS	1,088			998	63,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	998	132.0000	105.60	105,389	1991	2008	0	0	0	40.00	60.00

1 M/H 93- – 0% - 0 Heated Area: 960 HX Base Yr



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

95548 LEO DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	63,233
TOTAL MARKET OB/XF VALUE	480
TOTAL LAND VALUE - MARKET	121,200
TOTAL MARKET VALUE	184,913
SOH/AGL Deduction	72,431
ASSESSED VALUE	112,482
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,482
TOTAL JUST VALUE	184,913
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8305	MH MOVE-ON	15,000	09/13/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2183/1414	3/15/2018	AD	U	I	21	77,000
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: LILLO ANTHONY ROSS						
2172/0489	1/19/2018	WD	U	I	11	100
GRANTOR: CUNNINGHAM ZANE &						
GRANTEE: DOUGLAS ARTHUR B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 FOP=[YR=2014] N8 W16 S8 E16 $ W38 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	0	0	0	240.00	SF	10.00	10.00	100	2000	2000	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 480

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	0		OR	0.00	0.00	1.01	AC		1.00	1.00	1.20	100,000.00	120,000.00	121,200							

REVIEW DATE 03/18/2022 BY KWA Total Acres: 1.01 Total Land Value: 121,200 Market: 0 Agricultural: 0 Common: 121,200 PRINTED 07/30/2025 BY SYS