LOT 8
OAK HILL EST #1 PB 5/90 & 91

DAVIS ERIC B
85250 TERESA ROAD
YULEE, FL 32097

2025

31-2N-28-1600-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

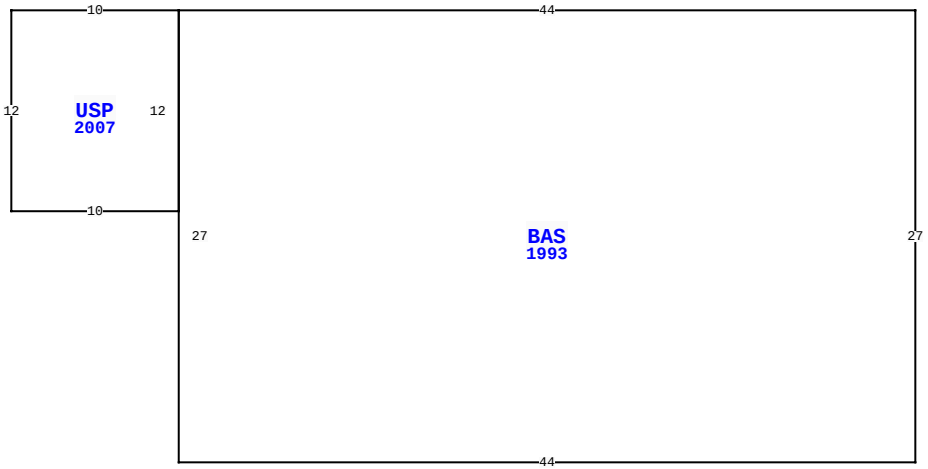
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,188	100	1993	1,188	34,442
USP	120	50	2007	60	1,739
TOTALS	1,308			1,248	36,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,248	120.8000	96.64	120,607	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1188 HX Base Yr



95510 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	36,182
TOTAL MARKET OB/XF VALUE	384
TOTAL LAND VALUE - MARKET	102,000
TOTAL MARKET VALUE	138,566
SOH/AGL Deduction	41,280
ASSESSED VALUE	97,286
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,286
TOTAL JUST VALUE	138,566
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1801018	H/AC	0	02/01/2018
M13380	MECH OTHER	0	10/01/2007
8987	MH MOVE-ON	4,000	07/31/1992
7662	MH MOVE-ON	15,000	01/26/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2502/0063	9/13/2021	QC	U	I	11	100
GRANTOR: GOAR JULIE A						
GRANTEE: DAVIS ERIC B						
2487/1800	8/11/2021	FJ	U	I	11	0
GRANTOR: DAVIS JAMES A EST						
GRANTEE: GOAR JULIE A & ERIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 USP=[YR=2007] W10 S12 E10 N12 $ S27 E44 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
1	1242	WD DECK A	0	0	12	16	192.00	SF	10.00	10.00	100	1993	1993	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 384

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	1.02	AC		1.00	1.00	1.00	100,000.00	100,000.00	102,000							

REVIEW DATE 04/11/2019 BY KW Total Acres: 1.02 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 07/30/2025 BY SYS