LOT 9
IN OR 1317/1192
OAK HILL EST #1 PB 5/90 & 91

HICKEY REBECCA ANN
95484 LEO DRIVE
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1600-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Occupancy	00	NONE 100
Quality	02	Quality Level 02

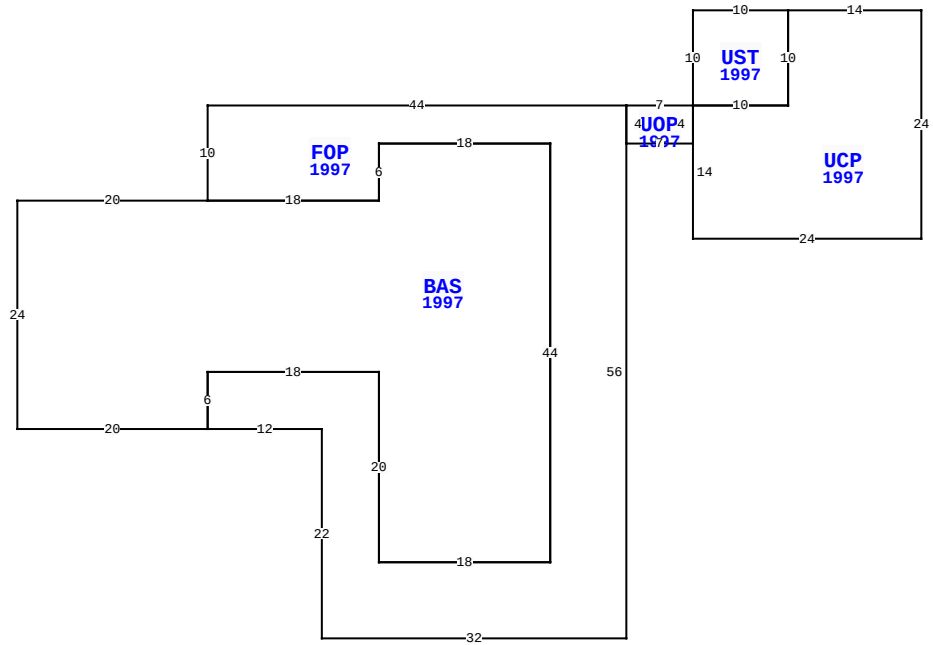
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	1997	1,596	182,052
FOP	1,084	30	1997	325	37,072
UCP	476	20	1997	95	10,837
UOP	28	20	1997	6	684
UST	100	45	1997	45	5,133
TOTALS	3,284			2,067	235,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,067	99.6170	131.49	271,790	1997	1997	0	0	0	13.25	86.75

1 SNGL FAM – 100% - 2017 Heated Area: 1596 HX Base Yr 2017



95484 LEO DR, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		235,778
TOTAL MARKET OB/XF VALUE		1,404
TOTAL LAND VALUE - MARKET		102,000
TOTAL MARKET VALUE		339,182
SOH/AGL Deduction		188,063
ASSESSED VALUE		151,119
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		100,397
TOTAL JUST VALUE		339,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800515	H/AC	0	01/01/2018
B1800814	REPAIR/RRF	11,825	01/01/2018
B1800816	WINDOWS/ DOOR	5,000	01/01/2018
9703997	CARPORT	390,000,000	06/01/1997
9603519	NEW CONSTR	62,610	01/01/1997
5731	TEMP POLE	0	02/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/1192	5/13/2005	WD	Q	I		150,000
GRANTOR: LIVINGSTON LESLIE ETA						
GRANTEE: HICKEY REBECCA ANN						
0543/0628	5/18/1988	WD	U	V		7,000
GRANTOR: CARTER JOHN & PAULA						
GRANTEE: LIVINGSTON PAUL & D						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1997] W14 UST=[YR=1997] W10 S10 UOP=[YR=1997] W7
FOP=[YR=1997] W44 S10 BAS=[YR=1997] W20 S24 E20 N6 E18 S20
E18 N44 W18 S6 W18$ E18 N6 E18 S44 W18 N20 W18 S6 E12 S22 E32
N56$ S4 E7 N4$ E10 N10$ S10 W10 S14 E24 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	0810	CONCRETE A	0	100	80	3	240.00	SF	6.50	6.50	100	2010	2010	3	90	1,404	

LAND DESCRIPTION

TOTAL OB/XF 1,404

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

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