

PRICE CHRISTOPHER JAMES & EMILY ANN
95446 LEO DRIVE
FERNANDINA BEACH, FL 32034

31-2N-28-1600-0010-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

03

VINYL 100
GABLE/HIP 100

Roof Cover
Interior Wall

03
05

COMP SHNGL 100
DRYWALL 100

Interior Floo

14

CARPET 70

Interior Floo

08

SHT VINYL 30

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms
Bathrooms
Frame

3 100
2 100
WOOD FRAME 100

Stories
Units

1.

1. 100
0 100

BUD8 Adjustme
Occupancy

04
00

DIST 01 100
NONE 100

Quality

03

Quality Level 03

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

2,280

100

2016

2,280

201,824

TOTALS

2,280

2,280

201,824

EXTRA FEATURES

95446 LEO DR, FERNANDINA BEACH

L N

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

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH 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 0006

OR

0.00

0.00

1.02

AC

1.00

1.00

1.00

100,000.00

100,000.00

102,000

REVIEW DATE

03/18/2022

BY

KWA

Total Acres: 1.02

Total Land Value: 102,000

Market: 0

Agricultural: 0

Common: 102,000

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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSREPL. COST NEWAYBEYEBCONFNCT

NORM% CONDO

0200012,280101.920091.73209,14420162016003.5096.50

1 SFR MODULR - 0% - 2024Heated Area: 2280HX Base Yr

BAS

2016

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

201,824

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

102,000

TOTAL MARKET VALUE

303,824

SOH/AGL Deduction

21,307

ASSESSED VALUE

282,517

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

282,517

TOTAL JUST VALUE

303,824

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

256,834

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ / V / I

RSN CD

SALE PRICE

2642/1619

5/24/2023

WD Q I

01

315,000

GRANTOR: SWANSON KJALEIN M

GRANTEE: PRICE CHRISTOPHER J

2532/0236

12/31/2021

QC U I

11

100

GRANTOR: SWANSON BARBARA

GRANTEE: SWANSON KJALEIN M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W76 S30 E76 N30\$.