LOT 11
IN OR 1499/1449
MH/ID 8D610429NA & 8D610429NB

JONES DONNA L
95418 LEO DRIVE
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1600-0011-0000

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	14	CARPET 80
Interior Floo	08	SHT VINYL 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	05	Quality Level 05

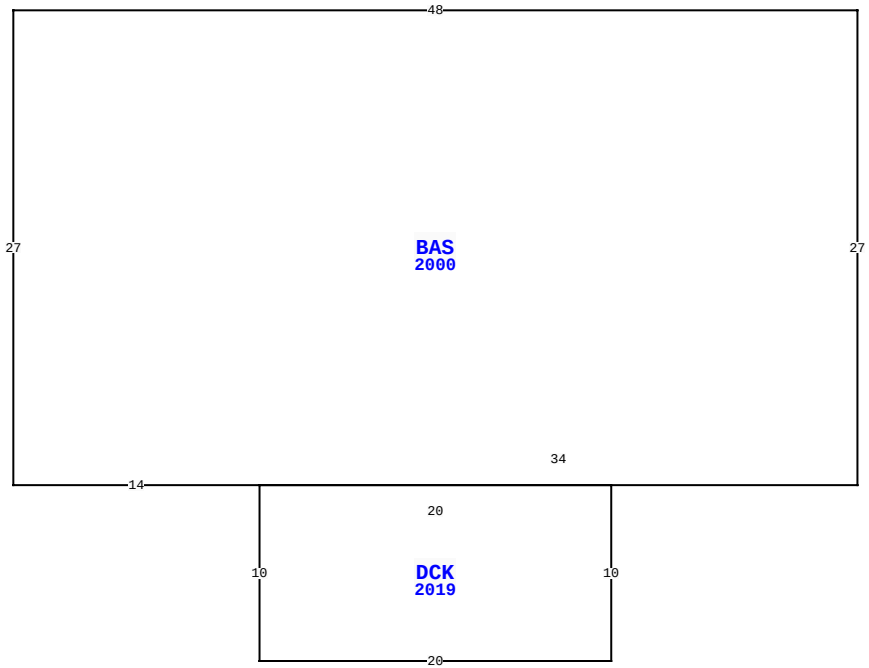
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2000	1,296	71,656
DCK	200	15	2019	30	1,659
TOTALS	1,496			1,326	73,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,326	147.8400	125.66	166,625	2000	2000	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 2024 Heated Area: 1296 HX Base Yr



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

95418 LEO DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	73,315
TOTAL MARKET OB/XF VALUE	4,936
TOTAL LAND VALUE - MARKET	102,000
TOTAL MARKET VALUE	180,251
SOH/AGL Deduction	15,989
ASSESSED VALUE	164,262
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,262
TOTAL JUST VALUE	180,251
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007727	FOUNDATION	2,000	11/01/2000
MH03315	MH MOVE-ON	0	11/01/2000
6682	CHNGE SRVC	150	05/17/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/1449	5/17/2007	WD	U	I	07	100
GRANTOR: ADAMS SHANE M						
GRANTEE: JONES DONNA L						
1226/0367	4/28/2004	WD	Q	I		89,000
GRANTOR: ADAMS SHANE M						
GRANTEE: JONES DONNA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W48 S27 E14 DCK=[YR=2019] S10 E20 N10 W20$
E34 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	0810	CONCRETE A	0	0	20	10	200.00	SF	7.15	7.15	100	2000	2000	3	77	1,101	
2	0811	CONCRETE B	0	0	26	23	598.00	SF	5.20	5.20	100	1999	1999	3	75	2,332	
3	0940	SHEDS/PORT	0	0	11	10	110.00	SF	30.00	30.00	100	2010	2010	3	40	1,320	
4	0819	CONC 12"	0	0	5	5	25.00	SF	9.50	9.50	100	2000	2000	3	77	183	

LAND DESCRIPTION

TOTAL OB/XF 4,936

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 01/30/2020 BY KWA Total Acres: 1.02 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 07/30/2025 BY SYS