

LOT 18
2004 KING DW/MH
OAK HILL EST #1 PB 5/90 & 91

PILKINTON MICHAEL B
95216 LEO DR
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1600-0018-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		30	VINYL 100		
Roof Structur		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 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		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	1,134	100	2003	1,134	62,132
DCK	12	15	2004	2	110
TOTALS		1,146		1,136	62,242

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,136	128.9200	109.58	124,483	2003	2003	0	0	0	50.00	50.00	
1 M/H 94+ - 100% - 2019 Heated Area: 1134 HX Base Yr 2019													
BAS 2003 DCK 2004													
95216 LEO DR, FERNANDINA BEACH													

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE				62,242			
TOTAL MARKET OB/XF VALUE				0			
TOTAL LAND VALUE - MARKET				102,000			
TOTAL MARKET VALUE				164,242			
SOH/AGL Deduction				89,051			
ASSESSED VALUE				75,191			
TOTAL EXEMPTION VALUE				HX HB		50,191	
BASE TAXABLE VALUE				25,000			
TOTAL JUST VALUE				164,242			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				133,617			