

LOT 19
IN OR 1974/1011
OAK HILL EST #1 PB 5/90 & 91

GASKILL NICHOLAS E & STEPHANIE
95184 LEO DRIVE
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1600-0019-0000



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 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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
BAS	2,352	100
DCK	24	15
FOP	48	30
STR	32	10
TOTALS	2,456	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	2,373	128.9200	109.58	260,033	2018	2018	0	0	0	10.00	90.00

1 M/H 94+ - 100% - 2003

Heated Area: 2352

HX Base Yr 2003

Diagram illustrating the lot layout and dimensions:

- Top boundary: 66
- Right boundary: 30
- Bottom boundary (right side): 29
- Bottom boundary (left side): 9
- Left boundary: 30
- Internal boundary (bottom left): 15
- Internal boundary (bottom left): 20
- Internal boundary (top right of small rectangle): 8
- Internal boundary (right of small rectangle): 6
- Internal boundary (bottom of small rectangle): 3
- Internal boundary (bottom of small rectangle): 4
- Internal boundary (bottom of small rectangle): 8

Area labels:

- BAS 2018
- FOP 2018
- DCK 2018
- STR 2018

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025

MLU