LOT 22
OAK HILL EST #1 PB 5/90-91

FLORIDA LAND TRUST NO 95104/FL TRUST SERVICES LLC
P O BOX 6367
JACKSONVILLE, FL 32236

**2025**

**31-2N-28-1600-0022-0000**

## NASSAU COUNTY PROPERTY



### 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 | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

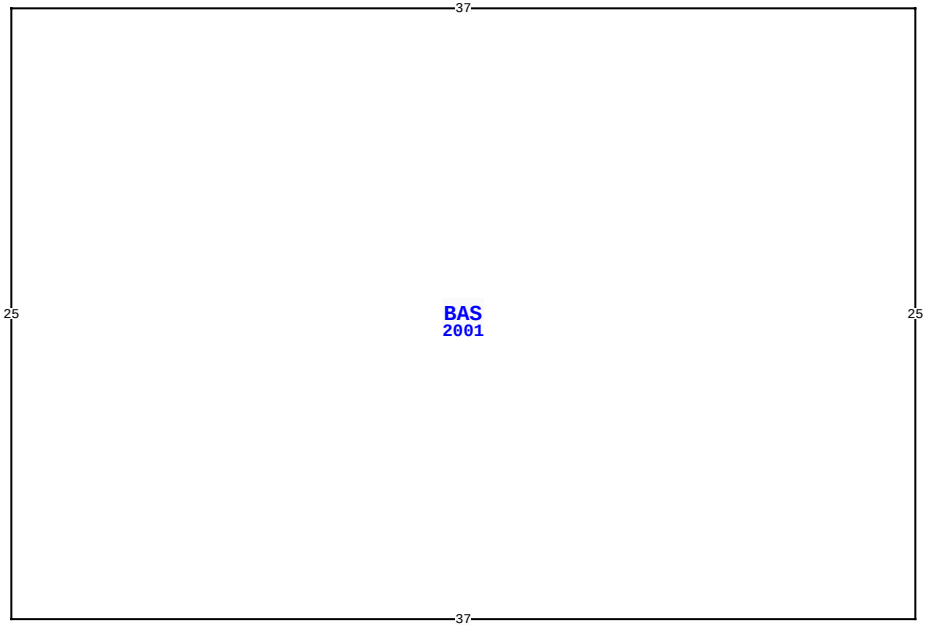
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 925 | 100 | 2001 | 925 | 42,027 |
| TOTALS | 925 | | | 925 | 42,027 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 925 | 116.2000 | 98.77 | 91,362 | 2001 | 2001 | 0 | 0 | 0 | 54.00 | 46.00 |

1 M/H 94+ – 0% - 0 Heated Area: 925 HX Base Yr




95104 LEO DR, FERNANDINA BEACH

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

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 42,027 |
| TOTAL MARKET OB/XF VALUE | 985 |
| TOTAL LAND VALUE - MARKET | 102,000 |
| TOTAL MARKET VALUE | 145,012 |
| SOH/AGL Deduction | 50,583 |
| ASSESSED VALUE | 94,429 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 94,429 |
| TOTAL JUST VALUE | 145,012 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 116,257 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8452 | MH MOVE-ON | 6,000 | 02/22/1991 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2196/0332 | 5/03/2018 | CT | U | I | 18 | 37,900 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: FLORIDA LAND TRUST | | | | | | |
| 1364/1137 | 11/03/2005 | WD | Q | I | | 79,000 |
| GRANTOR: WALDRIP CHARLES ETAL | | | | | | |
| GRANTEE: FULLINGTON HUGH A | | | | | | |

### 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 | 0351 | CARPORT MT | 0 | 0 | 20 | 18 | 360.00 | SF | 5.90 | 5.90 | 100 | 2003 | 2003 | 3 | 20 | 425 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 14 | 8 | 112.00 | SF | 10.00 | 10.00 | 100 | 2012 | 2012 | 3 | 50 | 560 | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2001] W37 S25 E37 N25 $ .

### LAND DESCRIPTION

TOTAL OB/XF 985

| 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 04/28/2020 BY KWA Total Acres: 1.02 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 07/30/2025 BY SYS