LOT 24
OAK HILL EST #1 PB 5/90 & 91

ELLERBE ANTHONY BLAINE
95042 LEO DRIVE
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1600-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

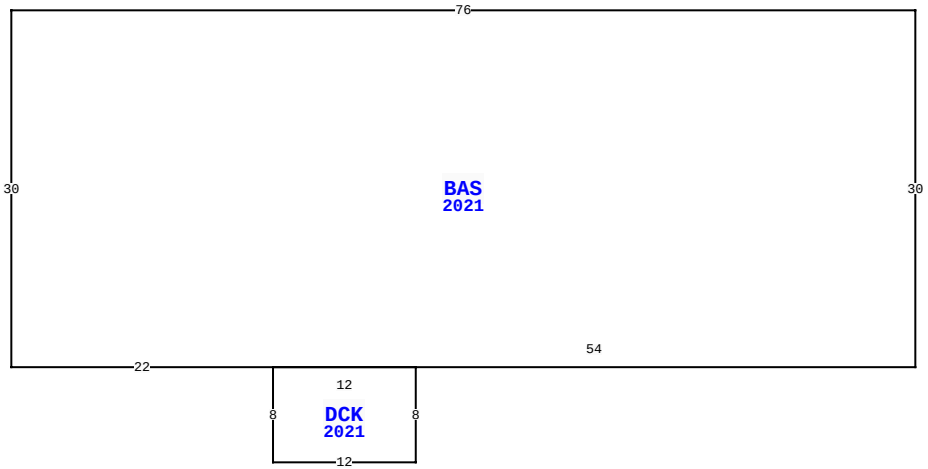
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD 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	2,280	100	2021	2,280	218,816
DCK	96	15	2021	14	1,343
TOTALS	2,376			2,294	220,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,294	116.4000	98.94	226,968	2021	2021	0	0	0	3.00	97.00

2 M/H 94+ – 0% - 2023 Heated Area: 2280 HX Base Yr



95042 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	220,159
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	102,000
TOTAL MARKET VALUE	322,159
SOH/AGL Deduction	22,122
ASSESSED VALUE	300,037
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	300,037
TOTAL JUST VALUE	322,159
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	272,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C203776	CO ISSUED	0	10/30/2020
MH203776	MH MOVE-ON	0	05/05/2020
006644	CHNGE SRVC	125	02/01/2000
7392	CHNGE SRVC	0	05/09/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/0546	2/22/2022	WD	Q	I	01	265,000
GRANTOR: GANDY BETTY ANN ET AL						
GRANTEE: ELLERBE ANTHONY BLA						
2359/1430	5/07/2020	WD	U	I	11	100
GRANTOR: RICHARDS BETTY A A/K/						
GRANTEE: GANDY BETTY ANN & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W76 S30 E22 DCK=[YR=2021] S8 E12 N8 W12$ E54 N30$.

EXTRA FEATURES

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	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 03/18/2022 BY KWA Total Acres: 1.02 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 07/30/2025 BY SYS