LOTS 31 & 32
OAK HILL EST #1 PB 5/90 & 91

ROGERS MICHAEL D & JANET L
95025 LEO DR
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1600-0031-0000

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	13	LVT/LAMNT 100
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

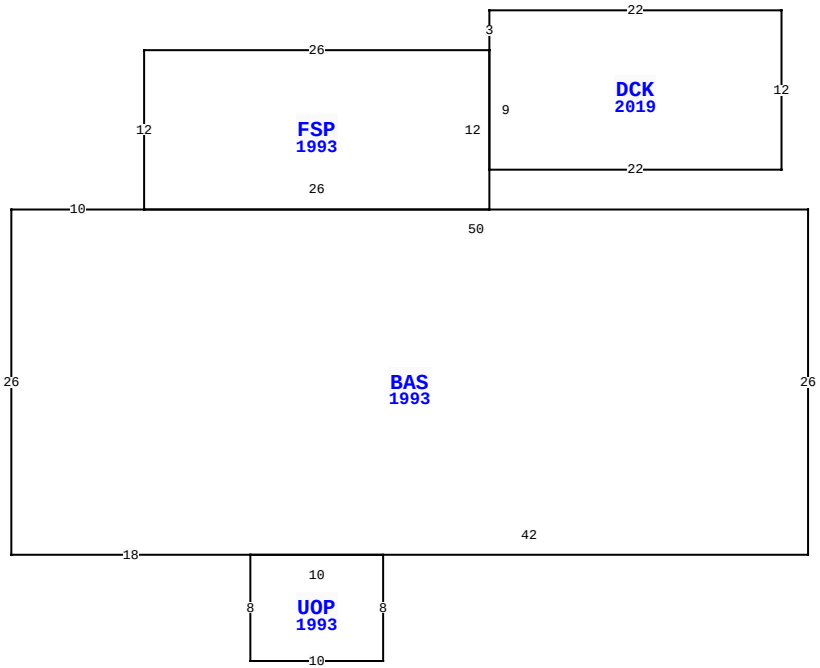
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1993	1,560	98,662
DCK	264	15	2019	40	2,530
FSP	312	60	1993	187	11,827
UOP	80	25	1993	20	1,265
TOTALS	2,216			1,807	114,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,807	146.4000	117.12	211,636	1989	2005	0	0	0	46.00	54.00

1 M/H 93- – 100% - 2020 Heated Area: 1560 HX Base Yr 2020



95025 LEO DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		128,957
TOTAL MARKET OB/XF VALUE		15,873
TOTAL LAND VALUE - MARKET		202,000
TOTAL MARKET VALUE		346,830
SOH/AGL Deduction		218,456
ASSESSED VALUE		128,374
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,652
TOTAL JUST VALUE		346,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2260/1946	3/11/2019	WD	U	I	11	100
GRANTOR: DUNCAN BARBARA						
GRANTEE: ROGERS MICHAEL D &						
2260/1944	3/11/2019	WD	U	I	16	207,000
GRANTOR: SPINKS CINDY L						
GRANTEE: ROGERS MICHAEL D &						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2019] W22 S3 FSP=[YR=1993] W26 S12 BAS=[YR=1993] W10 S26 E18 UOP=[YR=1993] S8 E10 N8 W10$ E42 N26 W50$ E26 N12$ S9 E22 N12$.

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	0940	SHEDS/PORT	0	100	14	26	364.00	SF	30.00	30.00	100	1985	1985	3	20	2,184	
2	0810	CONCRETE A	0	100	8	10	80.00	SF	6.50	6.50	100	1985	1985	3	44	229	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
4	0810	CONCRETE A	0	100	25	12	300.00	SF	6.50	6.50	100	1993	1993	3	64	1,248	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
6	0810	CONCRETE A	0	100	35	18	630.00	SF	6.50	6.50	100	2019	2019	3	97	3,972	

LAND DESCRIPTION

TOTAL OB/XF 15,873

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	100		OR	0.00	0.00	2.02	AC		1.00	1.00	1.00	100,000.00	100,000.00	202,000							

REVIEW DATE 02/14/2020 BY KW Total Acres: 2.02 Total Land Value: 202,000 Market: 0 Agricultural: 0 Common: 202,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

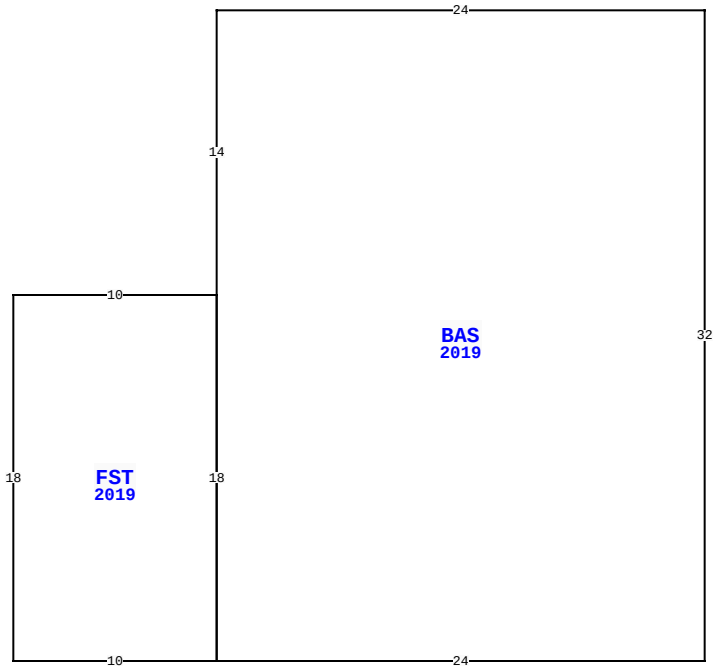
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	2019	768	12,999
FST	180	55	2019	99	1,676
TOTALS	948			867	14,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	867	91.4760	33.85	29,348	1991	1991	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2020 Heated Area: 768 HX Base Yr 2020



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GRANTOR: SPINKS CINDY L						
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 S14 FST=[YR=2019] W10 S18 E10 N18$ S18 E24 N32$.

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

REVIEW DATE 02/14/2020 BY KW Total Acres: 2.02 Total Land Value: 202,000 Market: 0 Agricultural: 0 Common: 202,000 PRINTED 07/30/2025 BY SYS