

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 70	
Interior Floo	08	SHT VINYL 30	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
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
BAS	1,288	100	2008
TOTALS	1,288		21,185

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND											
0820	02	1,288	102.8000	82.24	105,925	1980	1980		0	0	20	70.00											
2 M/H 93- - 100% - 2010 Heated Area: 1288 HX Base Yr 2010																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/09/2025</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/09/2025	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
				05/09/2025	MLU																		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			21,185
TOTAL MARKET OB/XF VALUE			322
TOTAL LAND VALUE - MARKET			101,000
TOTAL MARKET VALUE			122,507
SOH/AGL Deduction			82,691
ASSESSED VALUE			39,816
TOTAL EXEMPTION VALUE	HX HB WR		30,000
BASE TAXABLE VALUE			9,816
TOTAL JUST VALUE			122,507
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			94,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4883	CO ISSUED	0	09/01/2006
MH064883	MH MOVE-ON	0	09/01/2006
E17999	ELEC OTHER	0	09/01/2006
P11517	OTHER	0	09/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0758/0720	4/30/1996	WD	U	I	10	9,500
GRANTOR: WILLIAMS LOUISE GRIFF						
GRANTEE: WARNOCK SHARON & TR						
0058/0722	4/30/1996	WD	Q	I		22,100
GRANTOR: WARNOCK SHARON & TRAC						
GRANTEE: CAPALLIA RALPH F						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0940	SHEDS/PORT	0	100	10	8		20.10	20.10	100
95171 LEO DR, FERNANDINA BEACH										

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1992	1992	3	20	322	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2008] W56 S23 E56 N23\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.01	AC		1.00	1.00	1.00	100,000.00	100,000.00	101,000							