LOT 39 OR 520/323
OAK HILL EST #1 PB 5/90 & 91

GRIFFIS LEONE
95257 LEO DR
FERNANDINA BEACH, FL 32034-7209

2025

31-2N-28-1600-0039-0000

NASSAU COUNTY PROPERTY

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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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

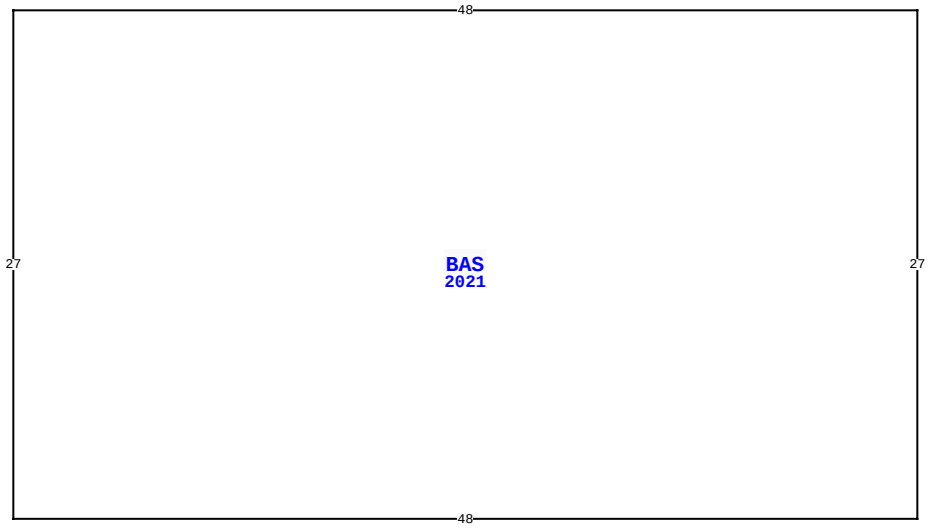
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2021	1,296	121,815
TOTALS	1,296			1,296	121,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	114.0000	96.90	125,582	2021	2021	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2023 Heated Area: 1296 HX Base Yr 2023



95257 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		121,815
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		101,000
TOTAL MARKET VALUE		222,815
SOH/AGL Deduction		34,013
ASSESSED VALUE		188,802
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		133,080
TOTAL JUST VALUE		222,815
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C10320	CO ISSUED 210000	0	01/22/2021
MH10320	MH MOVE-ON	0	10/27/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0753/1787	3/13/1996	QC	Q	I	01	100
GRANTOR: GRIFFIS LEO						
GRANTEE: GRIFFIS LEO & LEONE						
0520/0323	6/16/1987	WD	Q	V		13,400
GRANTOR: GRIFFIS LEO & LOUISE						
GRANTEE: PRESCOTT LEONE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W48 S27 E48 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	100,000.00	100,000.00	101,000							

REVIEW DATE 02/14/2022 BY KW Total Acres: 1.01 Total Land Value: 101,000 Market: 0 Agricultural: 0 Common: 101,000 PRINTED 07/30/2025 BY SYS