LOT 40 OR 2046/1869
R278138 & R278139
OAK HILL EST #1 PB 5/90 & 91

LEBRUN JEAN L & SHARLEEN T
95287 LEO DRIVE
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1600-0040-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

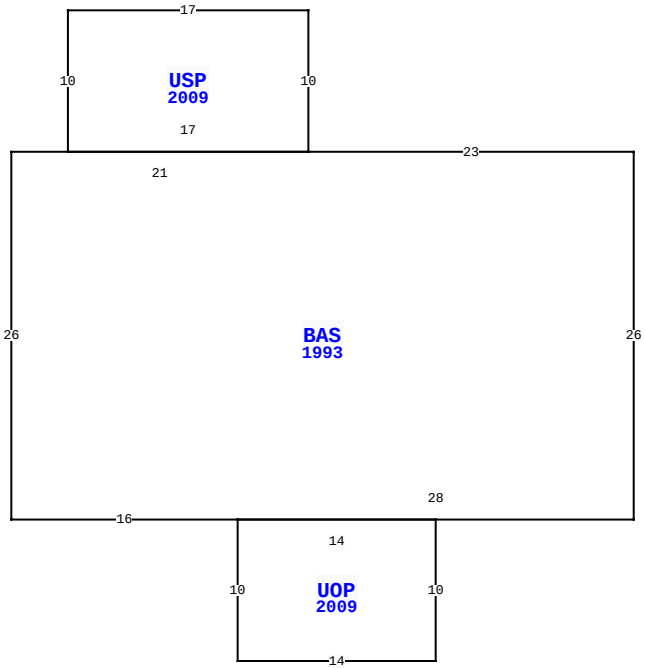
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1993	1,144	34,046
UOP	140	25	2009	35	1,042
USP	170	50	2009	85	2,530
TOTALS	1,454			1,264	37,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,264	124.0000	99.20	125,389	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1144 HX Base Yr 1987



95287 LEO DR, FERNANDINA BEACH

BLD DATE	04/29/2015 KK	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		37,617
TOTAL MARKET OB/XF VALUE		5,614
TOTAL LAND VALUE - MARKET		101,000
TOTAL MARKET VALUE		144,231
SOH/AGL Deduction		100,239
ASSESSED VALUE		43,992
TOTAL EXEMPTION VALUE	HX HB SL	43,992
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		144,231
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2046/1869	5/16/2016	WD	U	I	11	100
GRANTOR: GRIFFIS LOUISE W KNA						
GRANTEE: LEBRUN JEAN L & SHA						
0509/0062	1/23/1987	AD	Q	V		12,850
GRANTOR: GRIFFIS LEO & LOUISE						
GRANTEE: LEBRUN JEAN & S T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23USP=[YR=2009] N10 W17 S10 E17 $ W21 S26 E16UOP=[YR=2009] S10 E14 N10 W14$ E28 N26 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
2	0510	GARAGE WD-	0	100	32	32	1,024.00	SF	17.50	17.50	100	1986	1986	3	20	3,584	

LAND DESCRIPTION

TOTAL OB/XF 5,614

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 04/11/2019 BY KW Total Acres: 1.01 Total Land Value: 101,000 Market: 0 Agricultural: 0 Common: 101,000 PRINTED 07/30/2025 BY SYS