LOT 46
OAK HILL EST #1 PB 5/90 & 91

WILTISON DARLENE/LILLER KATIE
7113 NORTHWESTERN TPKE
NEW CREEK, WV 26743

2025

31-2N-28-1600-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

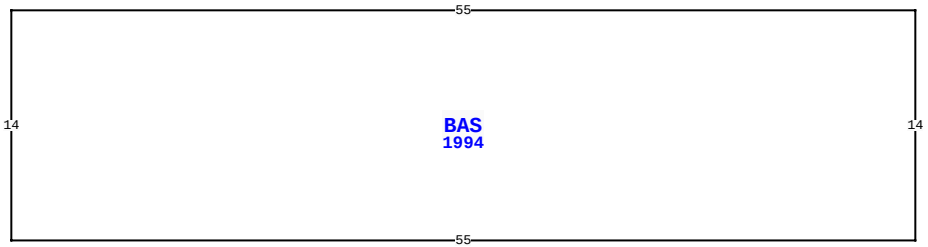
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	770	100	1994	770	19,330
TOTALS	770			770	19,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	770	104.6000	83.68	64,434	1988	1988	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2025 Heated Area: 770 HX Base Yr



95473 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	19,330
TOTAL MARKET OB/XF VALUE	4,395
TOTAL LAND VALUE - MARKET	101,000
TOTAL MARKET VALUE	124,725
SOH/AGL Deduction	0
ASSESSED VALUE	124,725
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,725
TOTAL JUST VALUE	124,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
981100	REPAIR/RRF	0	06/01/1998
94-465	MH MOVE-ON	10,000	04/01/1994
8832	MH MOVE-ON	10,000	03/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2734/1208	8/28/2024	WD	Q	I	01	129,900
GRANTOR: HENN DARRELL D SR & M						
GRANTEE: WILTISON DARLENE						
2726/51	7/10/2024	QC	U	I	11	100
GRANTOR: HENN DARRELL D JR & J						
GRANTEE: HENN DARRELL D SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W55 S14 E55 N14$.

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	0680	POLE SHED	0	0	23	8	184.00	SF	10.00	10.00	100	2000	2000	3	27	497	
2	1242	WD DECK A	0	0	8	18	144.00	SF	10.00	10.00	100	1995	1995	3	20	288	
3	1242	WD DECK A	0	0	0	0	132.00	SF	10.00	10.00	100	1995	1995	3	20	264	
4	1242	WD DECK A	0	0	12	10	120.00	SF	10.00	10.00	100	2000	2000	3	20	240	
5	0752	USP	0	0	12	8	96.00	SF	15.00	15.00	100	2010	2010	3	56	806	
6	1242	WD DECK A	0	0	0	0	94.00	SF	10.00	10.00	100	2000	2000	3	20	188	
7	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	2000	2000	3	20	960	
8	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	2000	2000	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 4,395

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.01 Total Land Value: 101,000 Market: 0 Agricultural: 0 Common: 101,000 PRINTED 07/30/2025 BY SYS