LOT 31 R408011 & R408012
IN OR 1864/153
OAK HILL ESTATES #2 PB 5/134

JENKINS DEAH LYNN
P O BOX 15774
FERNANDINA BEACH, FL 32035

2025

31-2N-28-1601-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

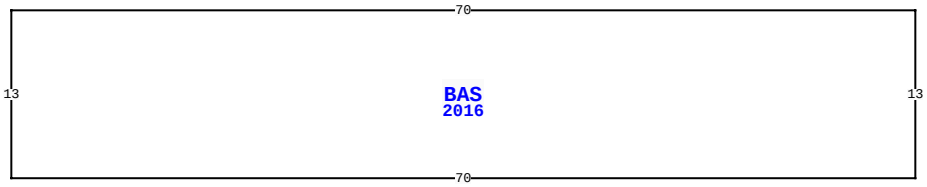
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	910	100	2016	910	24,898
TOTALS	910			910	24,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	910	114.0000	91.20	82,992	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 910 HX Base Yr



95118 LOUISE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	24,898
TOTAL MARKET OB/XF VALUE	648
TOTAL LAND VALUE - MARKET	101,000
TOTAL MARKET VALUE	126,546
SOH/AGL Deduction	58,385
ASSESSED VALUE	68,161
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,161
TOTAL JUST VALUE	126,546
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165754	CO ISSUED	0	10/28/2016
MH165754	MH MOVE-ON	0	07/12/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1864/0153	6/04/2013	QC	U	I	11	100
GRANTOR: JENKINS JOSEPH ALLEN						
GRANTEE: JENKINS DEAH LYNN						
0753/1786	2/12/1996	QC	Q	I	01	100
GRANTOR: GRIFFIS LEO						
GRANTEE: GRIFFIS LEO & LEONE						

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	0681	POLE SHED	0	0	12	18	216.00	SF	15.00	15.00	100	1993	1993	3	20	648	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W70 S13 E70 N13$.

LAND DESCRIPTION

TOTAL OB/XF 648

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	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 04/10/2019 BY KWA Total Acres: 1.01 Total Land Value: 101,000 Market: 0 Agricultural: 0 Common: 101,000 PRINTED 07/30/2025 BY SYS