LOT 6
OAK HILL EST #1 PB 5/90 & 91

BENNETT MARK & PAMELA FAMILY TRUST/BENNETT A MARK
815 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1600-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	30	VINYL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

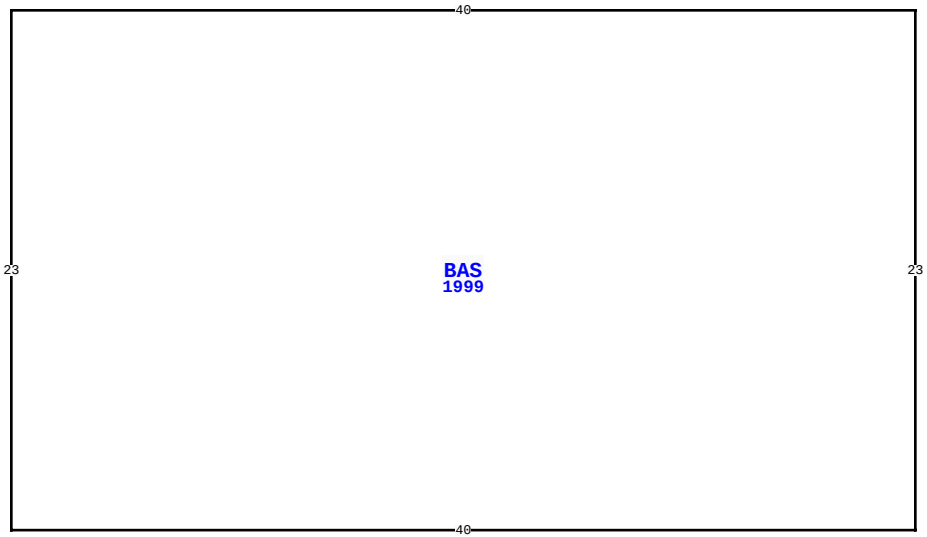
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100	1999	920	115,079
TOTALS	920			920	115,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	920	124.7400	130.98	120,502	1993	2015	0	0	0	4.50	95.50

1 SINGLE FAM 0% - 0 Heated Area: 920 HX Base Yr



95586 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	115,079
TOTAL MARKET OB/XF VALUE	3,003
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	218,082
SOH/AGL Deduction	83,841
ASSESSED VALUE	134,241
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,241
TOTAL JUST VALUE	218,082
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4868	XFOB	1,360	05/06/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2396/1587	9/28/2020	WD	U	I	11	100
GRANTOR: BENNETT A MARK & PAME						
GRANTEE: BENNETT MARK & PAME						
2049/0993	5/26/2016	WD	Q	I	03	35,000
GRANTOR: WRIGHT GEORGE L						
GRANTEE: BENNETT A MARK & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W40 S23 E40 N23$.

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	1242	WD DECK A	0	0	16	10	160.00	SF	10.00	10.00	100	2016	2016	3	65	1,040	
2	1242	WD DECK A	0	0	0	0	302.00	SF	10.00	10.00	100	2016	2016	3	65	1,963	

LAND DESCRIPTION

TOTAL OB/XF 3,003

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	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS