

LOT 11
IN OR 1499/1449
MH/ID 8D610429NA & 8D610429NB

JONES DONNA L
95418 LEO DRIVE
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1600-0011-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	08	SHT VINYL 20			
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	05	Quality Level 05			
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	2000	1,296	72,427
DCK	200	15	2019	30	1,677
TOTALS	1,496			1,326	74,104

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,326	147.8400	133.06	176,438	2000	2000	0	0	58.00	42.00
1 M/H 94+ 0% - 2024 Heated Area: 1296 HX Base Yr											
BAS 2000											
DCK 2019											
95418 LEO DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
										05/09/2025	MLU

TOTALS		1,490				1,320		14,104		95418 LEO DR, FERNANDINA BEACH					XF DATE				LAND DATE		05/09/2025		MLU	
EXTRA FEATURES										INC DATE						AG DATE								
L N	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			
3	0940	SHEDS/PORT		0	0	11	10	110.00		SF	30.00	30.00		100	2010	2010	3	35	1,155					
4	0819	CONC 12"		0	0	5	5	25.00		SF	9.50	9.50		100	2000	2000	3	75	178					