LOT 13
IN OR 2178/1467
R334226 & R334227

JOHNSON ANGELA MARIE/JOHNSON HARLEY VAUGHN
95370 LEO DR
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1600-0013-0000

NASSAU COUNTY PROPERTY

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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

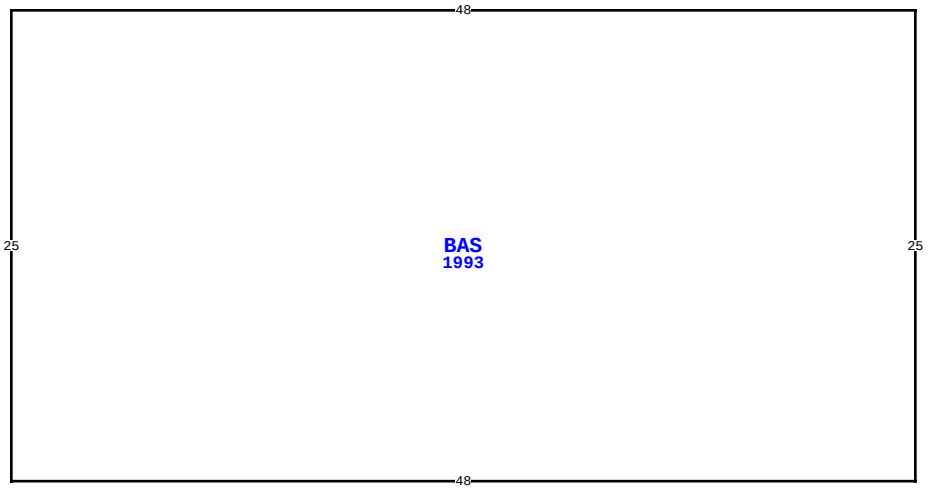
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1993	1,200	37,699
TOTALS	1,200			1,200	37,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,200	123.2000	104.72	125,664	1987	1987	0	0	0	70.00	30.00

1 M/H 93- 50% - 2020 Heated Area: 1200 HX Base Yr 2020



95370 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		37,699
TOTAL MARKET OB/XF VALUE		2,910
TOTAL LAND VALUE - MARKET		102,000
TOTAL MARKET VALUE		142,609
SOH/AGL Deduction		71,931
ASSESSED VALUE		70,678
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		45,678
TOTAL JUST VALUE		142,609
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984523	CHNGE SRVC	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2178/1467	2/17/2018	QC	U	I	11	100
GRANTOR: WILLIAMS ROBERT L & A						
GRANTEE: JOHNSON ANGELA MARI						
1538/1766	12/03/2007	WD	U	I	23	65,000
GRANTOR: WATSON RICKY LEE						
GRANTEE: WILLIAMS ROBERT L &						

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	50	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	58	2,030	
2	1242	WD DECK A	0	50	15	8	120.00	SF	10.00	10.00	100	1992	1992	3	20	240	
3	0351	CARPORT MT	0	50	20	16	320.00	SF	10.00	10.00	100	2000	2000	3	20	640	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S25 E48 N25 $.

LAND DESCRIPTION

TOTAL OB/XF 2,910

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	50		OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	100,000.00	100,000.00	102,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.02 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 07/09/2026 BY SYS