LOT 15
OAK HILL EST #1 PB 5/90 & 91

MCCARTHY VICKIE
95304 LEO DR
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1600-0015-0000

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

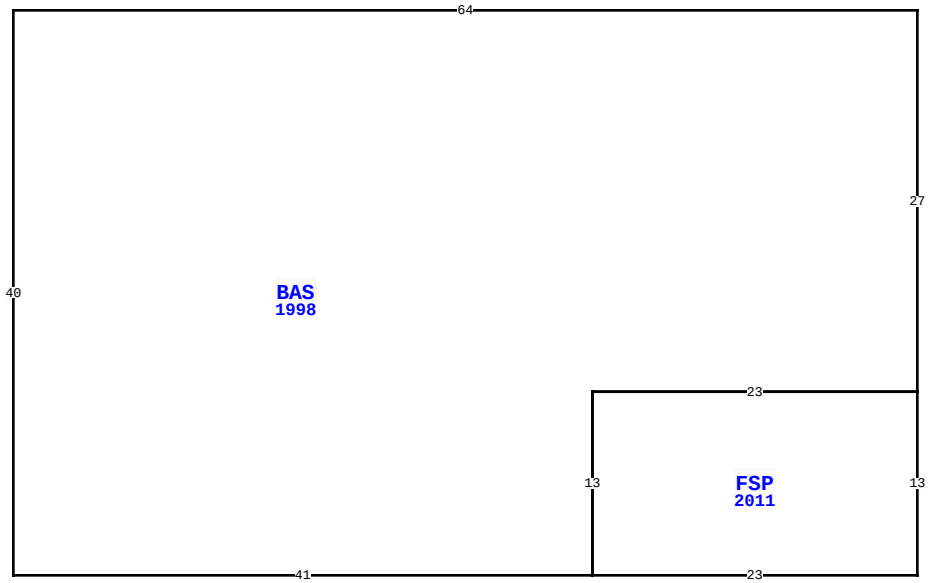
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,261	100	1998	2,261	105,637
FSP	299	60	2011	179	8,363
TOTALS	2,560			2,440	114,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,440	148.3200	133.49	325,716	1998	1998	0	0	0	65.00	35.00

1 M/H 94+ 0% - 2023 Heated Area: 2261 HX Base Yr



95304 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	114,001
TOTAL MARKET OB/XF VALUE	2,765
TOTAL LAND VALUE - MARKET	102,000
TOTAL MARKET VALUE	218,766
SOH/AGL Deduction	0
ASSESSED VALUE	218,766
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	218,766
TOTAL JUST VALUE	218,766
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	227,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8587	MH MOVE-ON	24,900	06/21/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/1888	10/10/2022	FJ	U	I	11	0
GRANTOR: HALL BRENDA S EST						
GRANTEE: MCCARTHY VICKIE						
0689/0529	9/29/1993	WD	U	I	10	100
GRANTOR: GRIFFIS LEO B						
GRANTEE: HALL JESSIE & BREND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W64 S40 E41 FSP=[YR=2011] E23 N13 W23 S13 $
N13 E23 N27 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 2,765

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	1.02	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