LOT 16
1995 SWMH FTWD
OAK HILL EST #1 PB 5/90 & 91

WELLS RICHARD E
95274 LEO DRIVE
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1600-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	04	Quality Level 04

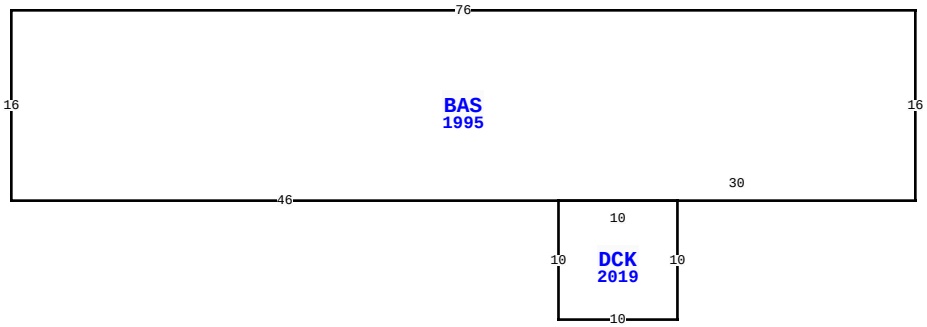
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1995	1,216	42,328
DCK	100	15	2019	15	522
TOTALS	1,316			1,231	42,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,231	128.9200	116.03	142,833	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ 100% - 2024 Heated Area: 1216 HX Base Yr 2024



95274 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		42,850
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		102,000
TOTAL MARKET VALUE		144,850
SOH/AGL Deduction		26,271
ASSESSED VALUE		118,579
TOTAL EXEMPTION VALUE	DX HX HB	56,411
BASE TAXABLE VALUE		62,168
TOTAL JUST VALUE		144,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514999	ELEC OTHER	0	05/01/2005
P0509496	OTHER	0	05/01/2005
MH4605	MH MOVE-ON	0	01/01/2005
9035	MH MOVE-ON	21,322	09/15/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2613/0757	1/03/2023	QC	U	I	11	15,000
GRANTOR: GETTINS CRAIG R						
GRANTEE: WELLS RICHARD E						
1736/1548	4/29/2011	WD	U	I	40	54,000
GRANTOR: GOSSETT SEAN						
GRANTEE: GETTINS CRAIG R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W76 S16 E46 DCK=[YR=2019] S10 E10 N10 W10$ E30 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100		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