LOT 18
2004 KING DW/MH
OAK HILL EST #1 PB 5/90 & 91

PILKINTON MICHAEL B
95216 LEO DR
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1600-0018-0000

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

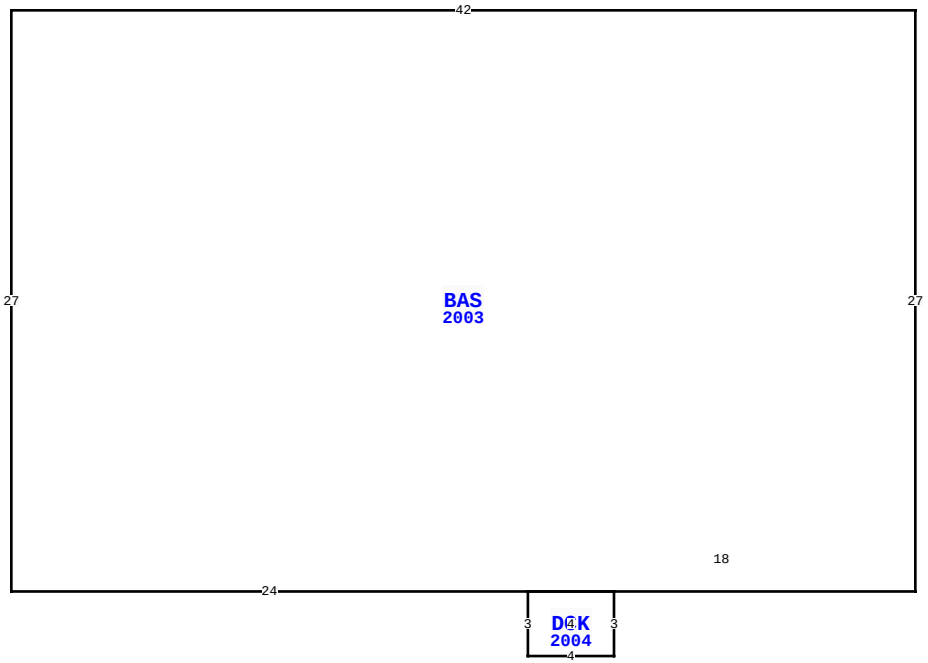
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100	2003	1,134	63,157
DCK	12	15	2004	2	111
TOTALS	1,146			1,136	63,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,136	128.9200	116.03	131,810	2003	2003	0	0	0	52.00	48.00

1 M/H 94+ 100% - 2019 Heated Area: 1134 HX Base Yr 2019



95216 LEO DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		63,269
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		102,000
TOTAL MARKET VALUE		165,269
SOH/AGL Deduction		88,048
ASSESSED VALUE		77,221
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		25,810
TOTAL JUST VALUE		165,269
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7681	MH MOVE-ON	21,000	02/09/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2266/0082	4/01/2019	FJ	U	I	11	0
GRANTOR: PILKINTON MARY A EST						
GRANTEE: PILKINTON MICHAEL B						
0608/0942	9/28/1990	WD	U	I	10	14,000
GRANTOR: GRIFFIS LEO B						
GRANTEE: PILKINTON MARY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W42 S27 E24 DCK=[YR=2004] S3 E4 N3 W4 $ E18 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

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