LOT 19
IN OR 1974/1011
OAK HILL EST #1 PB 5/90 & 91

GASKILL NICHOLAS E & STEPHANIE
95184 LEO DRIVE
FERNANDINA BEACH, FL 32034

**2026**

**31-2N-28-1600-0019-0000**

## BUILDING CHARACTERISTICS

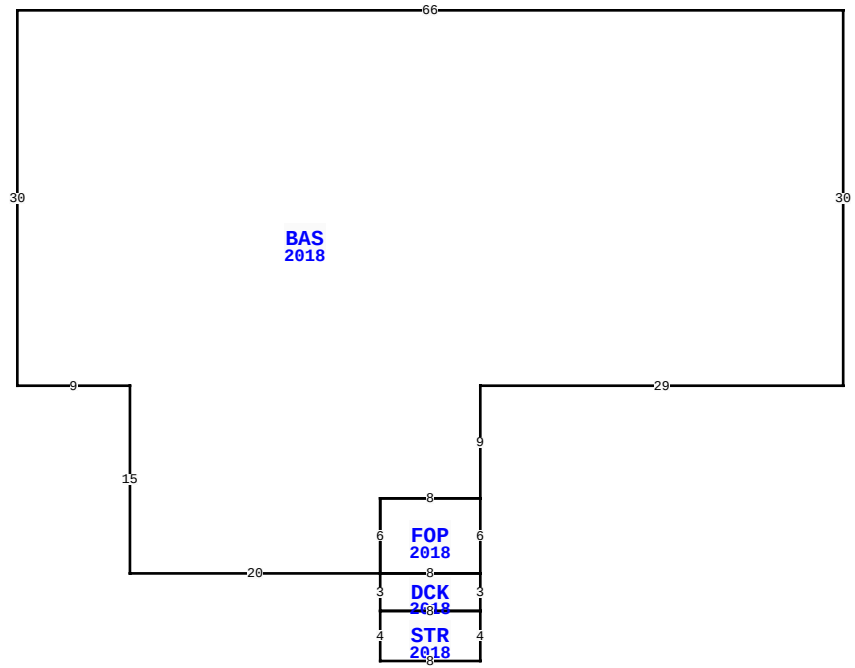
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 13 | LVT/LAMNT 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 2,352 | 100 | 2018 | 2,352 | 231,968 |
| DCK | 24 | 15 | 2018 | 4 | 394 |
| FOP | 48 | 30 | 2018 | 14 | 1,380 |
| STR | 32 | 10 | 2018 | 3 | 296 |
| TOTALS | 2,456 | | | 2,373 | 234,038 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,373 | 128.9200 | 116.03 | 275,339 | 2018 | 2018 | 0 | 0 | 0 | 15.00 | 85.00 |

1 M/H 94+ 100% - 2003 Heated Area: 2352 HX Base Yr 2003




95184 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 | | 234,038 |
| TOTAL MARKET OB/XF VALUE | | 10,217 |
| TOTAL LAND VALUE - MARKET | | 102,000 |
| TOTAL MARKET VALUE | | 346,255 |
| SOH/AGL Deduction | | 246,219 |
| ASSESSED VALUE | | 100,036 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 48,625 |
| TOTAL JUST VALUE | | 346,255 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 346,615 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH04364 | CO ISSUED | 0 | 08/29/2018 |
| MH04364 | MH MOVE-ON | 0 | 06/01/2018 |
| 96-1306 | MH MOVE-ON | 0 | 07/16/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1974/1011 | 1/15/2015 | QC | U | I | 11 | 100 |
| GRANTOR: GASKILL NICHOLAS E | | | | | | |
| GRANTEE: GASKILL NICHOLAS E | | | | | | |
| 1547/1867 | 1/25/2008 | FS | Q | I | 01 | 100 |
| GRANTOR: GASKILL STEPHANIE D | | | | | | |
| GRANTEE: GASKILL NICHOLAS E | | | | | | |

## BUILDING NOTES

## 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 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2018 | 2018 | 3 | 97 | 3,395 | |
| 2 | 0351 | CARPORT MT | 0 | 100 | 24 | 18 | 432.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2020 | | 82 | 3,542 | |
| 3 | 0351 | CARPORT MT | 0 | 100 | 20 | 20 | 400.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2020 | | 82 | 3,280 | |

## BUILDING DIMENSIONS

BAS=[YR=2018] W66 S30 E9 S15 E20 DCK=[YR=2018] S3 STR=[YR=2018] S4 E8 N4 W8$ E8 N3 W8$ FOP=[YR=2018] E8 N6 W8 S6$ N6 E8 N9 E29 N30$.

## LAND DESCRIPTION

TOTAL OB/XF 10,217

| 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 04/17/2024 BY NWA Total Acres: 1.02 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 07/09/2026 BY SYS