LOT 20
OAK HILL EST #1 PB 5/90 & 91

NORMANDIN BELINDA K & MARK R/NORMANDIN BRANDON M
95160 LEO DRIVE
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1600-0020-0000

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 60
Interior Floo	08	SHT VINYL 40
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	04	Quality Level 04

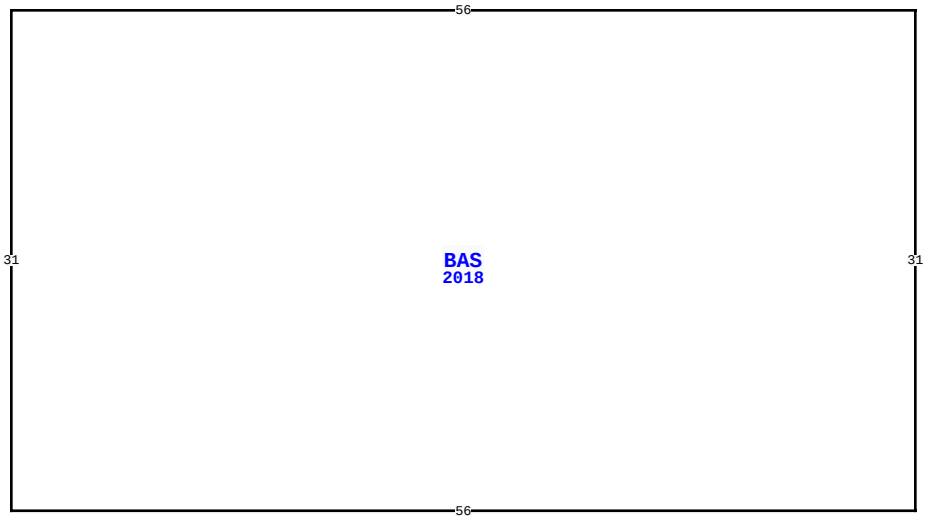
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	2018	1,736	170,048
TOTALS	1,736			1,736	170,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,736	128.0400	115.24	200,057	2018	2018	0	0	0	15.00	85.00

1 M/H 94+ 100% - 2020 Heated Area: 1736 HX Base Yr 2020



95160 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		170,048
TOTAL MARKET OB/XF VALUE		9,720
TOTAL LAND VALUE - MARKET		102,000
TOTAL MARKET VALUE		281,768
SOH/AGL Deduction		119,671
ASSESSED VALUE		162,097
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		110,686
TOTAL JUST VALUE		281,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH-11243	CO ISSUED	0	12/03/2018
MH-11243	MH MOVE-ON	0	11/08/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2235/0763	11/06/2018	WD	U	I	37	30,000
GRANTOR: MAXWELL DANNY L						
GRANTEE: NORMANDIN BELINDA K						
0935/1078	6/07/2000	PR	Q	I	01	100
GRANTOR: MAXWELL DANNY L P/R						
GRANTEE: MAXELL DANNY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W56 S31 E56 N31$.

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	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00	30.00	100	2025	2022		90	9,720	

LAND DESCRIPTION

TOTAL OB/XF 9,720

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