LOT 22
OAK HILL EST #1 PB 5/90-91

FLORIDA LAND TRUST NO 95104/FL TRUST SERVICES LLC
P O BOX 6367
JACKSONVILLE, FL 32236

2026

31-2N-28-1600-0022-0000

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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

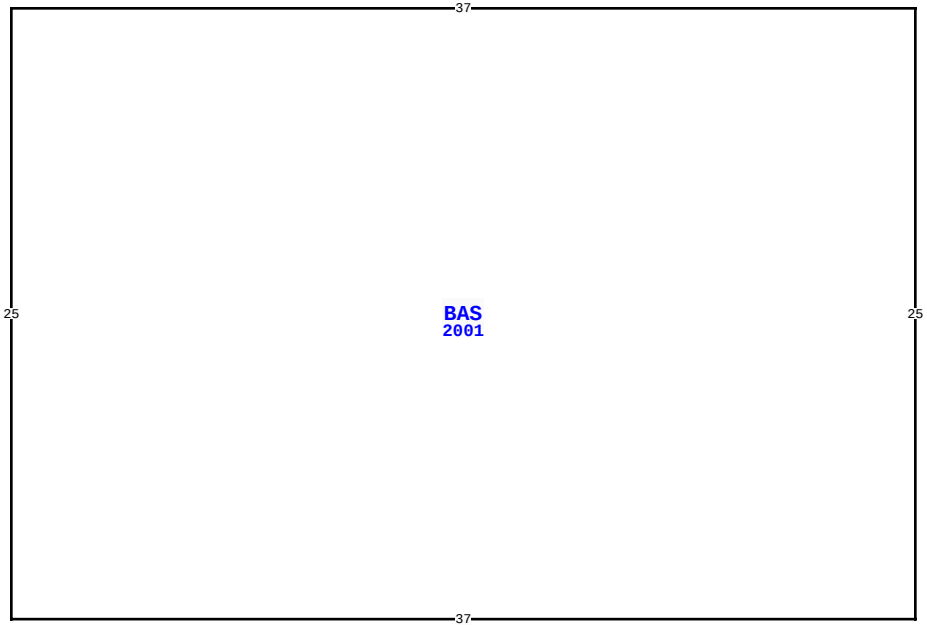
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	925	100	2001	925	42,564
TOTALS	925			925	42,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	925	116.2000	104.58	96,736	2001	2001	0	0	0	56.00	44.00

1 M/H 94+ 0% - 0 Heated Area: 925 HX Base Yr



95104 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	42,564
TOTAL MARKET OB/XF VALUE	1,224
TOTAL LAND VALUE - MARKET	102,000
TOTAL MARKET VALUE	145,788
SOH/AGL Deduction	41,916
ASSESSED VALUE	103,872
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,872
TOTAL JUST VALUE	145,788
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8452	MH MOVE-ON	6,000	02/22/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2196/0332	5/03/2018	CT	U	I	18	37,900
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA LAND TRUST						
1364/1137	11/03/2005	WD	Q	I		79,000
GRANTOR: WALDRIP CHARLES ETAL						
GRANTEE: FULLINGTON HUGH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W37 S25 E37 N25 $.

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	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2003	2003	3	20	720	
2	1242	WD DECK A	0	0	14	8	112.00	SF	10.00	10.00	100	2012	2012	3	45	504	

LAND DESCRIPTION

TOTAL OB/XF 1,224

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