LOT 25
OAK HILL EST #1 PB 5/90 & 91

GILL VIRGINIA C/GILL DARCY MELISSA
95022 LEO DRIVE
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1600-0025-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
BUD8 Adjustme	04	DIST 01 100
Quality	05	Quality Level 05

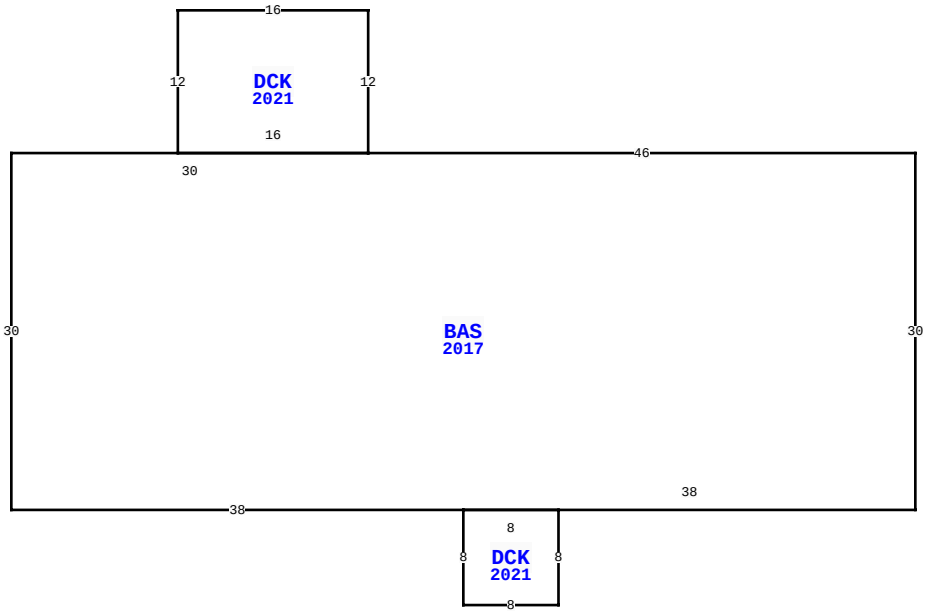
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2017	2,280	240,330
DCK	64	15	2021	10	1,054
DCK	192	15	2021	29	3,057
TOTALS	2,536			2,319	244,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,319	146.4000	131.76	305,551	2017	2017	0	0	0	20.00	80.00

1 M/H 94+ 100% - 2024 Heated Area: 2280 HX Base Yr 2024



95022 LEO DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		256,924
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		104,000
TOTAL MARKET VALUE		360,924
SOH/AGL Deduction		20,741
ASSESSED VALUE		340,183
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		283,772
TOTAL JUST VALUE		360,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706756	GARAGE	40,409	11/01/2017
MH177460	CO ISSUED	0	10/24/2017
MH177460	MH MOVE-ON	0	08/17/2017
7867	ADDITION	17,010	02/24/1992
5560	ADDITION	4,480	03/02/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2668/1963	9/15/2023	WD	Q	I	02	375,000
GRANTOR: MOORE ALAN C & CHERYL						
GRANTEE: GILL VIRGINIA C						
2126/0089	5/30/2017	WD	Q	V	01	38,000
GRANTOR: FAMSWORTH FRANCES H						
GRANTEE: MOORE ALAN C & CHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W46 DCK=[YR=2021] N12 W16 S12 E16$ W30 S30 E38 DCK=[YR=2021] S8 E8 N8 W8$ E38 N30$.

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	1.04	AC		1.00	1.00	1.00	100,000.00	100,000.00	104,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.04 Total Land Value: 104,000 Market: 0 Agricultural: 0 Common: 104,000 PRINTED 07/09/2026 BY SYS

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Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

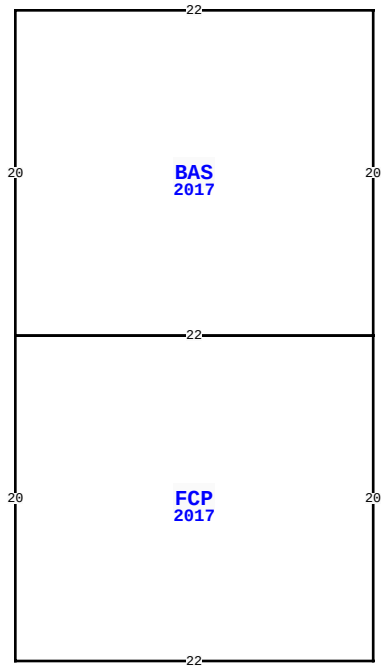
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100	2017	440	9,987
FCP	440	25	2017	110	2,497
TOTALS	880			550	12,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	550	63.2500	24.67	13,568	2017	2017	0	0	0	8.00	92.00

2 GARAGE RES 100% - 2024 Heated Area: 440 HX Base Yr 2024



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2126/0089	5/30/2017	WD	Q	V	01	38,000
GRANTOR: FAMSWORTH FRANCES H						
GRANTEE: MOORE ALAN C & CHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W22 S20 FCP=[YR=2017] S20 E22 N20 W22$ E22 N20$.

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

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