LOT 36
IN OR 758 PG 722
1980 FIES DW/MH

CAPALLIA RALPH F
95171 LEO DRIVE
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1600-0036-0000

BUILDING CHARACTERISTICS

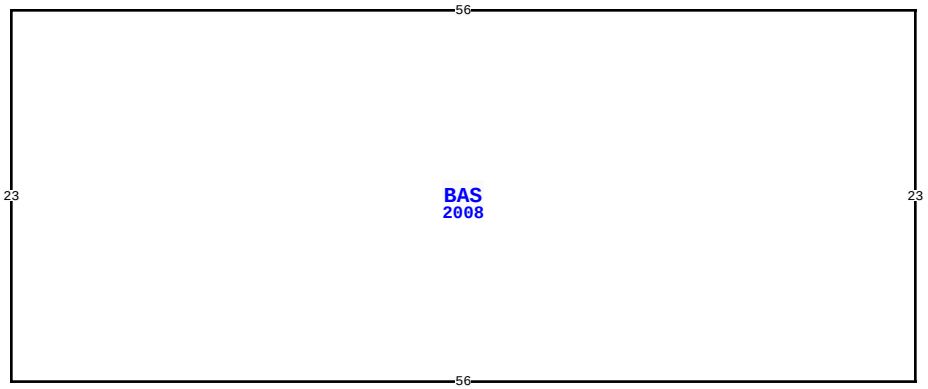
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,288	100	2008	1,288	22,509
TOTALS	1,288			1,288	22,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,288	102.8000	87.38	112,545	1980	1980	0	0	20	70.00	20.00

2 M/H 93- 100% - 2010 Heated Area: 1288 HX Base Yr 2010



95171 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		22,509
TOTAL MARKET OB/XF VALUE		480
TOTAL LAND VALUE - MARKET		101,000
TOTAL MARKET VALUE		123,989
SOH/AGL Deduction		83,098
ASSESSED VALUE		40,891
TOTAL EXEMPTION VALUE	HX HB WR	30,000
BASE TAXABLE VALUE		10,891
TOTAL JUST VALUE		123,989
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4883	CO ISSUED	0	09/01/2006
MH064883	MH MOVE-ON	0	09/01/2006
E17999	ELEC OTHER	0	09/01/2006
P11517	OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0758/0722	4/30/1996	WD	Q	I		22,100
GRANTOR: WARNOCK SHARON & TRAC						
GRANTEE: CAPALLIA RALPH F						
0758/0720	4/12/1996	WD	U	I	10	9,500
GRANTOR: WILLIAMS LOUISE GRIFF						
GRANTEE: WARNOCK SHARON & TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W56 S23 E56 N23$.

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	10	8	80.00	SF	30.00	30.00	100	1992	1992	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 480

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	1.01	AC		1.00	1.00	1.00	100,000.00	100,000.00	101,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.01 Total Land Value: 101,000 Market: 0 Agricultural: 0 Common: 101,000 PRINTED 07/09/2026 BY SYS