LOT 37
IN OR 1457/229
1987 CAST DW/MH

RUTLEDGE FAITH E
95203 LEO DRIVE
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1600-0037-0000

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	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

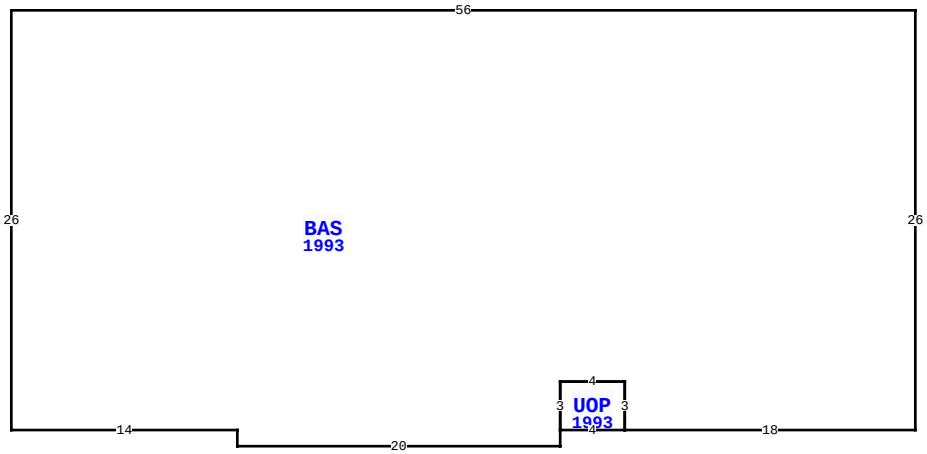
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	1993	1,464	48,457
UOP	12	25	1993	3	99
TOTALS	1,476			1,467	48,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,467	129.8000	110.33	161,854	1987	1987	0	0	0	70.00	30.00

1 M/H 93- 100% - 1987 Heated Area: 1464 HX Base Yr 1987



95203 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		48,556
TOTAL MARKET OB/XF VALUE		844
TOTAL LAND VALUE - MARKET		101,000
TOTAL MARKET VALUE		150,400
SOH/AGL Deduction		105,318
ASSESSED VALUE		45,082
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,082
TOTAL JUST VALUE		150,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8754	TEMP POLE	300	03/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1457/0229	11/06/2006	QC	Q	I	01	100

GRANTOR: HUTCHESON JAMES L & F
GRANTEE: RUTLEDGE FAITH E

0838/0801	6/19/1998	WD	U	I	10	5,300

GRANTOR: GRIFFIS LOUISE K/N/A
GRANTEE: HUTCHESON JAMES L &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S26 E14 S1 E20 N1 UOP=[YR=1993] E4 N3 W4 S3 $N3 E4 S3 E18 N26$.

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	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	1992	1992	3	20	160	
2	0351	CARPORT MT	0	100	18	19	342.00	SF	10.00	10.00	100	1998	1998	3	20	684	

LAND DESCRIPTION

TOTAL OB/XF 844

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	0006	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