LOT 41
OAK HILL EST #1 PB 5/90 & 91

BROWN ALBERTA/BROWN BOBBY SAM III
95315 LEO DR
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1600-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

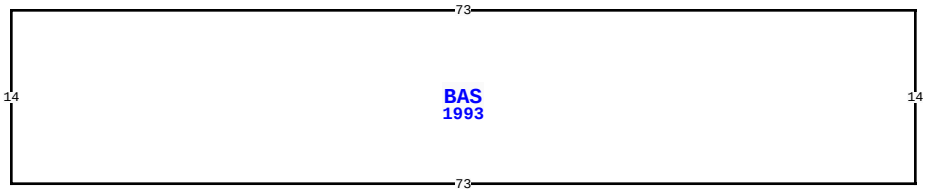
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,022	100	1993	1,022	27,938
TOTALS	1,022			1,022	27,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,022	107.2000	91.12	93,125	1987	1987	0	0	0	70.00	30.00

1 M/H 93- 0% - 2023 Heated Area: 1022 HX Base Yr



95315 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	27,938
TOTAL MARKET OB/XF VALUE	120
TOTAL LAND VALUE - MARKET	101,000
TOTAL MARKET VALUE	129,058
SOH/AGL Deduction	9,417
ASSESSED VALUE	119,641
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,641
TOTAL JUST VALUE	129,058
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7420	MH MOVE-ON	5,000	08/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2864/771	4/28/2026	WD	Q	I	01	238,000
GRANTOR: HURST WILLIAM PRESTON						
GRANTEE: BROWN ALBERTA						
2610/1487	12/28/2022	WD	Q	I	01	85,000
GRANTOR: OLIVER TIM						
GRANTEE: HURST DIANA LYNN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W73 S14 E73 N14$.

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	0751	UOP	0	0	6	10	60.00	SF	10.00	10.00	100	1988	1988	3	20	120	

LAND DESCRIPTION

TOTAL OB/XF 120

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	1.01	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