LOT 42 R674054
IN OR 681/1571
OAK HILL EST #1 PB 5/90 & 91

WILLIAMS ROBERT L
95347 LEO DRIVE
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1600-0042-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 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

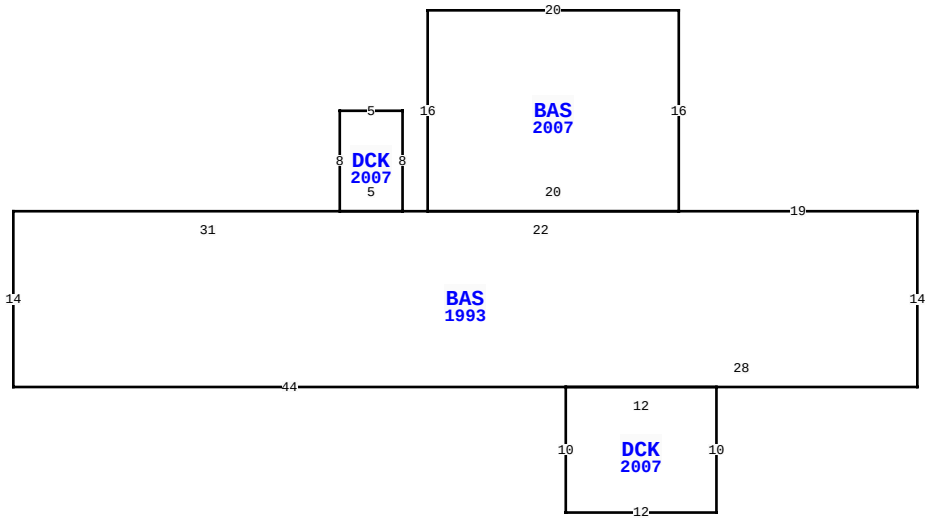
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1993	1,008	30,074
BAS	320	100	2007	320	9,547
DCK	40	15	2007	6	179
DCK	120	15	2007	18	537
TOTALS	1,488			1,352	40,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,352	117.0000	99.45	134,456	1986	1990	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1328 HX Base Yr 1987



95347 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		40,337
TOTAL MARKET OB/XF VALUE		2,968
TOTAL LAND VALUE - MARKET		101,000
TOTAL MARKET VALUE		144,305
SOH/AGL Deduction		101,268
ASSESSED VALUE		43,037
TOTAL EXEMPTION VALUE	HX HB WR	30,000
BASE TAXABLE VALUE		13,037
TOTAL JUST VALUE		144,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17365	ADDITION	26,400	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0681/1571	5/27/1993	WD	U	I	10	12,800
GRANTOR: WILLIAMS LOUISE						
GRANTEE: WILLIAMS ROBERT & A						
0497/0823	9/01/1986	AD	U	V		12,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 BAS=[YR=2007] N16 W20 S16 E20$ W22
DCK=[YR=2007] N8 W5 S8 E5$ W31 S14 E44 DCK=[YR=2007] S10 E12
N10 W12$ E28 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	0940	SHEDS/PORT	0	100	20	20	400.00	SF	30.00	30.00	100	1995	1995	3	20	2,400	
2	0680	POLE SHED	0	100	20	11	220.00	SF	10.00	10.00	100	1995	1995	3	20	440	
3	0680	POLE SHED	0	100	8	8	64.00	SF	10.00	10.00	100	1995	1995	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 2,968

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