LOT 44 1987 VENTURE SW
OAK HILL EST #1 PB 5/90 & 91

ANDERSON JON M
2744 OCEAN OAKS DRIVE NORTH
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1600-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

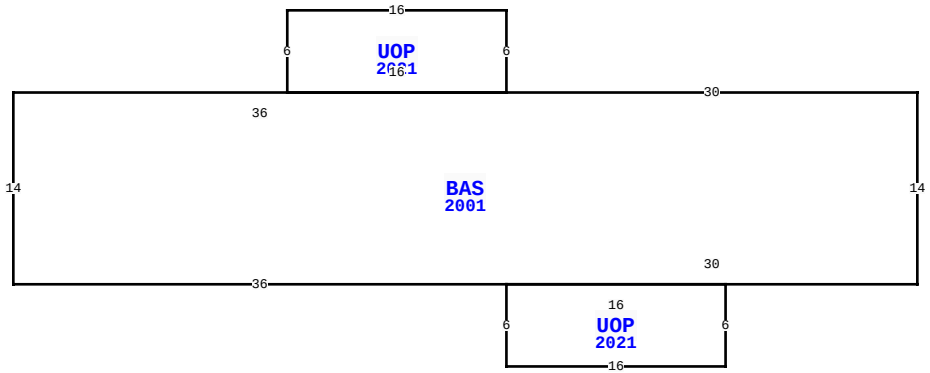
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 90
Interior Wall	05	DRYWALL 10
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	924	100	2001	924	53,306
UOP	96	25	2021	24	1,384
UOP	96	25	2021	24	1,384
TOTALS	1,116			972	56,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	972	121.2000	103.02	100,135	1987	2007	0	0	0	44.00	56.00

1 M/H 93- 0% - 2023 Heated Area: 924 HX Base Yr



95401 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	56,076
TOTAL MARKET OB/XF VALUE	90
TOTAL LAND VALUE - MARKET	101,000
TOTAL MARKET VALUE	157,166
SOH/AGL Deduction	5,507
ASSESSED VALUE	151,659
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,659
TOTAL JUST VALUE	157,166
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2545/0702	3/08/2022	WD	Q	I	01	155,000
GRANTOR: HIGGINBOTHAM BARRY						
GRANTEE: ANDERSON JON M						
1094/1050	11/14/2002	WD	Q	I		39,500
GRANTOR: MARCUM BILLY & MERRI						
GRANTEE: HIGGINBOTHAM BARRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W30 UOP=[YR=2021] N6 W16 S6 E16$ W36 S14 E36
UOP=[YR=2021] S6 E16 N6 W16$ E30 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	1242	WD DECK A	0	0	5	4	20.00	SF	10.00	10.00	100	2012	2012	3	45	90	

LAND DESCRIPTION

TOTAL OB/XF 90

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