

WHITECLOUD CAROLYN J
95159 DWIGHT DRIVE
FERNANDINA BEACH, FL 32024

31-2N-28-1601-0021-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

03 VINYL 100

Roof Structure

03 GABLE/HIP 100

Roof Cover

03 COMP SHNGL 90

Roof Cover

12 MODULAR MT 10

Interior Wall

05 DRYWALL 100

Interior Floor

14 CARPET 80

Interior Floor

08 SHT VINYL 20

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Bedrooms

4 100

Bathrooms

2 100

Frame Stories

02 WOOD FRAME 100

Units

0 100

Units

0 100

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

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,782

100

1,782

129,316

DKC

112

15

17

1,234

DKC

220

15

33

2,394

STR

48

10

5

363

UOP

400

25

100

7,257

UOP

420

25

105

7,620

TOTALS

2,982

2,042

148,184

EXTRA FEATURES

L N

OBI/XF CODE

DESCRIPTION

BLD CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OBI/XF MKT VALUE

NOTES

2 0811 CONCRETE B

0

0

36

24

864.00

SF

5.20

5.20

100

2006

2006

3

88

3,954

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1 000115 C

SFR ACRES

0

OR

0.00

0.00

1.03

AC

1.00

1.00

1.00

75,000.00

75,000.00

77,250

REVIEW DATE

01/18/2023

BY

DJA

Total Acres:

1.03

Total Land Value:

77,250

Market:

0

Agricultural:

0

Common:

77,250

PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0800

02

2,042

129.5800

90.71

185,230

2006

2014

0

0

20.00

80.00

HEATED AREA: 1782

HX Base Yr

2 M/H 94+ - 0% - 0

30

8

14

14

14

11

55

27

48

18

20

11

20

14

6

6

6

20

11

UOP

2009

DKC

2008

BAS

2006

STR

2008

BLD DATE

XF DATE

INC DATE

12/20/2006

JM

LGL DATE

LAND DATE

AG DATE

05/30/2023

MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

148,184

TOTAL MARKET OB/XF VALUE

3,954

TOTAL LAND VALUE - MARKET

77,250

TOTAL MARKET VALUE

229,388

SOH/AGL Deduction

48,746

ASSESSED VALUE

180,642

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

180,642

TOTAL JUST VALUE

229,388

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

165,877

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2227/1924

10/02/2018

WD Q

I

01

148,000

GRANTOR: SOUTHWELL LINDA K & T

GRANTEE: WHITECLOUD CAROLYN

1662/1057

2/11/2010

QC U I 11

50,500

GRANTOR: SOUTHWELL LINDA K

GRANTEE: SOUTHWELL LINDA KAY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W11 DKC=[YR=2008] N14 W8 UOP=[YR=2009] W30 S14 E30 N14\$ S14 E8\$ W55 S27 E18 UOP=[YR=2008] S20 E20 DKC=[YR=2008] E11 N6 STR=[YR=2008] E6 N8 W6 S8\$ N14 W11 S20\$ N20 W20 \$ E48 N27\$.