LOT 22
IN OR 2177/951
OAK HILL ESTATES #2 PB 5/134

HEMPSTEAD CHERYL & GLENN
95131 DWIGHT DRIVE
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1601-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

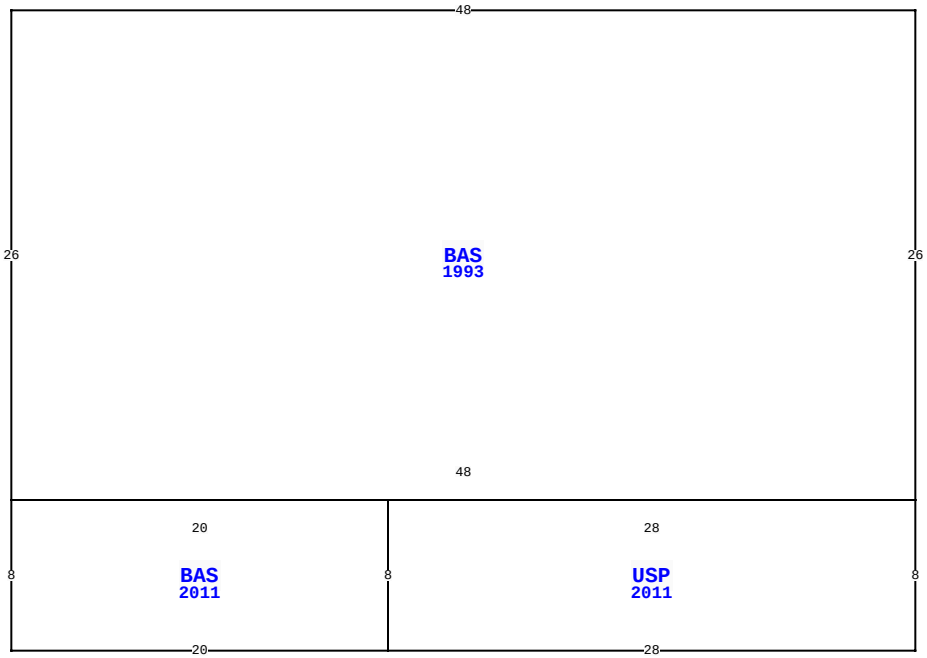
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	33,389
BAS	160	100	160	4,281
USP	224	50	112	2,996
TOTALS	1,632		1,520	40,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,520	117.6000	76.44	116,189	1990	1995	0	0	0	65.00	35.00

1 M/H 93- – 100% - 2022 Heated Area: 1408 HX Base Yr 2022



95131 DWIGHT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		40,666
TOTAL MARKET OB/XF VALUE		11,131
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		126,797
SOH/AGL Deduction		33,132
ASSESSED VALUE		93,665
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		43,665
TOTAL JUST VALUE		126,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B07808	XFOB	1,800	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2177/0951	2/08/2018	WD	Q	I	01	70,000
GRANTOR: REYNOLDS CLEDUS R & B						
GRANTEE: HEMPSTEAD CHERYL &						
2172/0754	1/17/2018	WD	U	I	11	100
GRANTOR: WILLIAMS LOUISE						
GRANTEE: REYNOLDS CLEDUS R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S26 BAS=[YR=2011] S8 E20 USP=[YR=2011] E28 N8 W28 S8$ N8 W20 $ E48 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	0752	USP	0	100	12	12	144.00	SF	15.00	15.00	100	1999	1999	3	28	605	
2	0510	GARAGE WD-	0	100	39	25	975.00	SF	35.00	35.00	100	2001	2001	3	30	10,238	
3	0351	CARPORT MT	0	100	12	12	144.00	SF	10.00	10.00	100	2001	2001	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 11,131

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 06/06/2017 BY KWX Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS