

MUSIC WHITNEY S & COURTNEY MICHELE
95080 DWIGHT DRIVE
FERNANDINA BEACH, FL 32034

31-2N-28-1601-0047-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 6004PLYWOOD 4013LVT/LAMNT 5014CARPET 5003CENTRAL 10004AIR DUCTED 1003100210002WOOD FRAME 1001.1.1000100

CONSTRUCTION

QUALITY04Quality Level 04DOR CODE0200MOBILE HOMEMAP NUMMKT AREA04NEIGHBORHOOD/LOC4007.00

TOTALS

1,5681,568118,061

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND0820021,568128.700083.66131,179198620160010.0090.00

Heated Area: 1568HX Base Yr

BAS2006

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE118,061TOTAL MARKET OB/XF VALUE419TOTAL LAND VALUE - MARKET75,750TOTAL MARKET VALUE194,230SOH/AGL Deduction0ASSESSED VALUE194,230TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE194,230TOTAL JUST VALUE194,230NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE77,435

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / I / V / I / RSN CD SALE PRICE2594/06349/28/2022SW Q I I 01240,000GRANTOR: 95080 DWIGHT DR LANDGRANTEE: MUSIC WHITNEY SPENC2565/06215/17/2022WD U I I 3780,000GRANTOR: HARPER KURT HUGHESGRANTEE: 95080 DWIGHT DR LANBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2006] W56 S28 E56 N28\$.REVIEW DATE05/18/2018BYKWXTotal Acres: 1.01Total Land Value: 75,750Market: 0Agricultural: 0Common: 75,750PRINTED 08/02/2023 BY SYS