

LOT 49
L/E OR 1221/481
R360221 & R360222

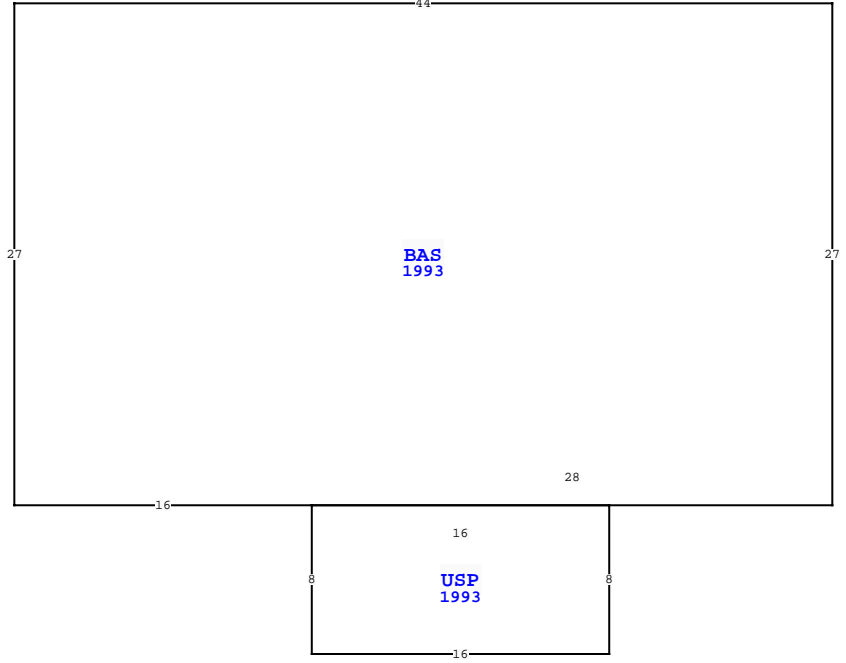
WILLIAMSON ANN C L/E/
95142 DWIGHT DRIVE
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1601-0049-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
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
BAS	1,188	100	1,188
USP	128	50	64
			SUBAREA MARKET VALUE
			33,297
			1,794
TOTALS	1,316		1,252
			35,091

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,252	123.2000	80.08	100,260	1988	1995	0	0	65.00	35.00
1 M/H 93- - 100% - 2000 Heated Area: 1188 HX Base Yr 2000											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			35,091
TOTAL MARKET OB/XF VALUE			2,822
TOTAL LAND VALUE - MARKET			75,750
TOTAL MARKET VALUE			113,663
SOH/AGL Deduction			73,823
ASSESSED VALUE			39,840
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			14,840
TOTAL JUST VALUE			113,663
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			80,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
970588	REPAIR/RRF	2,000	03/01/1997
6500	XFOB	400	06/04/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1221/0481	4/12/2004	WD	U	I	06	100
GRANTOR: GRIFFIS LOUISE W						
GRANTEE: WILLIAMSON ANN C L/						
0911/1019	12/15/1999	QC	U	I	18	100
GRANTOR: WILLIAMSON ARNOLD A J						
GRANTEE: WILLIAMSON ANN C L/						

EXTRA FEATURES																
L N	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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
2	1242	WD DECK A	0	100	16	256.00	SF	10.00	10.00	100	1995	1995	3	20	512	
TOTAL OB/XF 2,822																

BLD DATE		04/27/2015	KK	LGL DATE	05/30/2023	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W44 S27 E16 USP=[YR=1993] S8 E16 N8 W16 \$ E28 N27 \$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,750							