



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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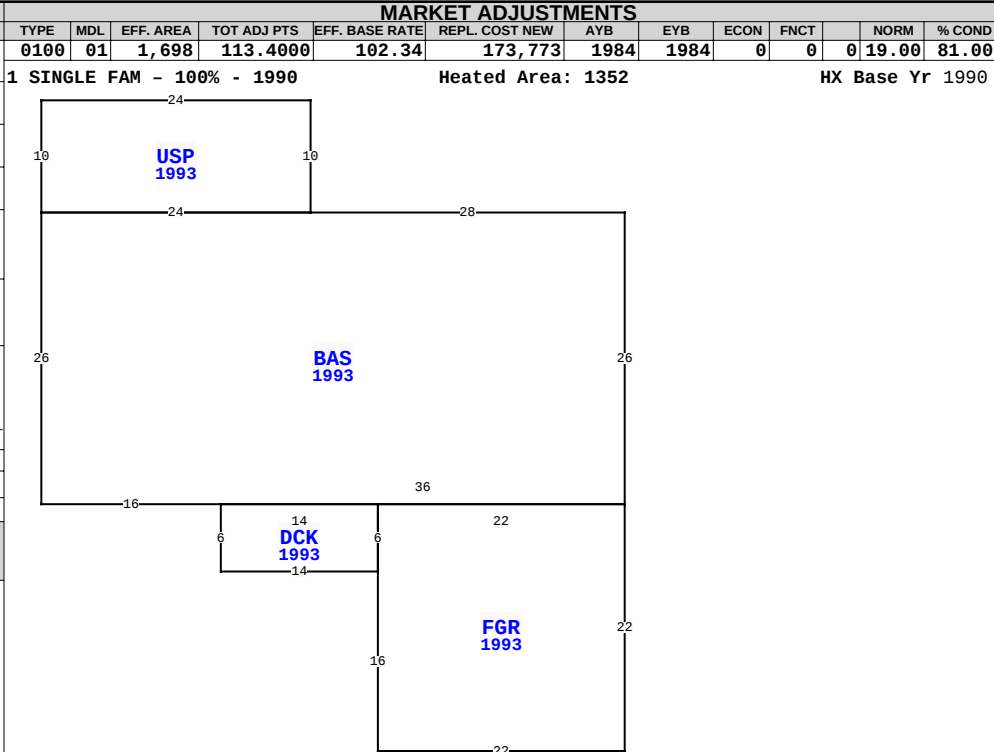
NEIGHBORHOOD/LOC	4005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	112,075
DCK	84	10	8	663
FGR	484	55	266	22,050
USP	240	30	72	5,968

TOTALS	2,160		1,698	140,756
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	1242	WD DECK A	0	100	14	10	140.00	SF	10.00	10.00	
3	0810	CONCRETE A	0	100	0	0	80.00	SF	6.50	6.50	
4	0510	GARAGE WD-	0	100	24	24	576.00	SF	70.00	70.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.13	AC	



95007 DIRT RD, FERNANDINA BEACH

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,698	113.4000	102.34	173,773	1984	1984	0	0	0 19.00	81.00
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			05/30/2023			MLU					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	140,756		
TOTAL MARKET OB/XF VALUE	14,419		
TOTAL LAND VALUE - MARKET	84,750		
TOTAL MARKET VALUE	239,925		
SOH/AGL Deduction	134,328		
ASSESSED VALUE	105,597		
TOTAL EXEMPTION VALUE	HX HB SL 105,597		
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	239,925		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	181,773		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-0829	NEW CONSTR	500	03/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0573/1142	7/05/1989	WD Q	I		
GRANTOR: MILLICAN CHARLES III					SALE PRICE
GRANTEE: DUTKIEWICZ GERALD V					70,000
GRANTOR:					
GRANTEE:					
0412/0001	2/01/1984	WD Q	V		6,500

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W28 USP=[YR=1993] N10 W24 S10 E24\$ W24 S26 E16 DCK=[YR=1993] S6 E14 FGR=[YR=1993] S16 E22 N22 W22 S6\$ N6 W14\$ E36 N26\$.											