PT OF GOVT LOT 3
IN OR 590/788
R360288 & R360289

MCCONE ROBERT B EST
95160 DIRT RD
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0000-0023-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	04	Quality Level 04

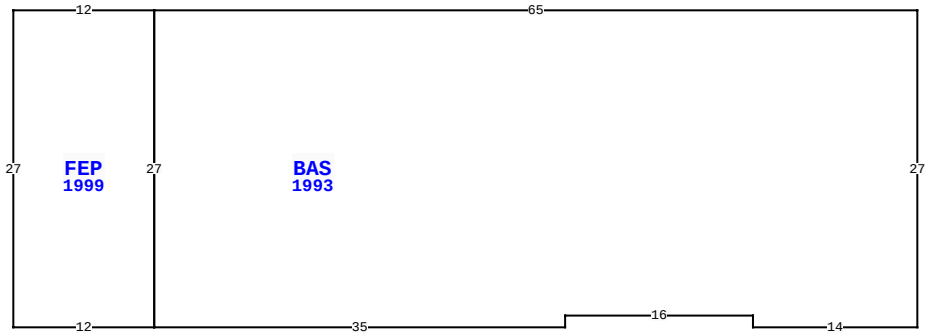
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,739	100	1,739	49,650
FEP	324	85	275	7,852
TOTALS	2,063		2,014	57,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,014	135.9600	95.17	191,672	1990	1993	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 2014 HX Base Yr



95160 DIRT RD, 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	57,502
TOTAL MARKET OB/XF VALUE	20,908
TOTAL LAND VALUE - MARKET	169,500
TOTAL MARKET VALUE	247,910
SOH/AGL Deduction	80,346
ASSESSED VALUE	167,564
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,564
TOTAL JUST VALUE	247,910
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209285	GARAGE	29,700	01/01/2002
992781	MH MOVE-ON	0	07/01/1999
7609	XFOB	1,920	10/15/1991
8196	MH MOVE-ON	36,000	06/04/1990
8137	MH MOVE-ON	36,000	04/17/1990
6313	XFOB	9,792	02/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0590/0788	2/13/1990	WD	Q	V		50,000

GRANTOR: WEEKS D H & P R

GRANTEE: MCCONE R B & H P

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 FEP=[YR=1999] W12 S27 E12 N27$ S27 E35 N1 E16 S1 E14 N27$.

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	1242	WD DECK A	0	0	30	16	480.00	SF	10.00	10.00	100	1990	1990	3	20	960	
2	0510	GARAGE WD-	0	0	24	24	576.00	SF	35.00	35.00	100	1990	1990	3	20	4,032	
4	0350	CARPORT WD	0	0	12	24	288.00	SF	8.71	8.71	100	1991	1991	3	20	502	
5	0350	CARPORT WD	0	0	20	24	480.00	SF	13.00	13.00	100	1991	1991	3	20	1,248	
6	0504	FP-ELECTRI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	84	840	
7	0810	CONCRETE A	0	0	0	0	1,006.00	SF	6.50	6.50	100	1999	1999	3	79	5,166	
8	0940	SHEDS/PORT	0	0	20	14	280.00	SF	30.00	30.00	100	1999	1999	3	20	1,680	
11	0681	POLE SHED	0	0	18	16	288.00	SF	15.00	15.00	100	2016	2016	3	84	3,629	
12	0350	CARPORT WD	0	0	30	17	510.00	SF	6.50	6.50	100	2018	2018	3	86	2,851	

LAND DESCRIPTION

TOTAL OB/XF 20,908

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	0	0007	OR	0.00	0.00	2.26	AC		1.00	1.00	1.00	75,000.00	75,000.00	169,500							

REVIEW DATE 02/24/2022 BY KW Total Acres: 2.26 Total Land Value: 169,500 Market: 0 Agricultural: 0 Common: 169,500 PRINTED 08/02/2023 BY SYS