LOT 23
OAK HILL EST #2 PB 5/134

MCCLOSKEY JEFFREY D REV TRUST/MCCLOSKEY JEFFREY DE
95101 DWIGHT DRIVE
FERNANDINA BEACH, FL 32034

2024

31-2N-28-1601-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

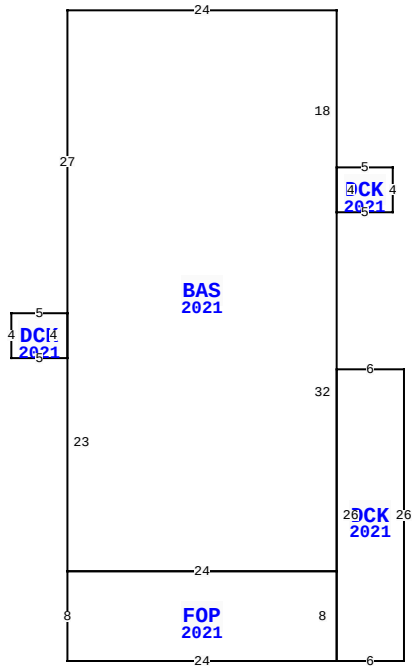
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	195,840
DCK	20	10	2	326
DCK	20	10	2	326
DCK	156	10	16	2,611
FOP	192	30	58	9,465
TOTALS	1,588		1,278	208,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,278	131.2168	164.02	209,618	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 0 Heated Area: 1200 HX Base Yr



95101 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	219,845
TOTAL MARKET OB/XF VALUE	9,983
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	304,828
SOH/AGL Deduction	54,146
ASSESSED VALUE	250,682
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	250,682
TOTAL JUST VALUE	304,828
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	295,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015759	ADDITION	20,000	11/15/2021
C1808928	CO ISSUED	0	06/22/2021
B1808928	NEW CONSTR	153,217	12/01/2018
95-1061	MH MOVE-ON	0	09/01/1995
5295	XFOB	4,896	11/09/1988
7548	MH MOVE-ON	22,329	11/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2609/0145	12/19/2022	WD	U	I	11	100
GRANTOR: MCCLOSKEY JEFFREY D						
GRANTEE: MCCLOSKEY JEFFREY D						
2188/1263	4/04/2018	WD	Q	I	01	48,000
GRANTOR: FEUERBORN LISA D						
GRANTEE: MCCLOSKEY JEFFREY D						

BUILDING NOTES

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	0754	FOP	0	0	16	28	448.00	SF	15.00	15.00	100	2022	2022	3	97	6,518	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	

BUILDING DIMENSIONS

BAS=[YR=2021] W24 S27 DCK=[YR=2021] W5 S4 E5 N4$ S23
FOP=[YR=2021] S8 E24 DCK=[YR=2021] E6 N26 W6 S26$ N8 W24 $
E24 N32 DCK=[YR=2021] E5 N4 W5 S4 $ N18$.

LAND DESCRIPTION

TOTAL OB/XF 9,983

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	000100	C	SFR	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 09/08/2022 BY DJ Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS

LOT 23
OAK HILL EST #2 PB 5/134

MCCLOSKEY JEFFREY D REV TRUST/MCCLOSKEY JEFFREY DE
95101 DWIGHT DRIVE
FERNANDINA BEACH, FL 32034

2024

31-2N-28-1601-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

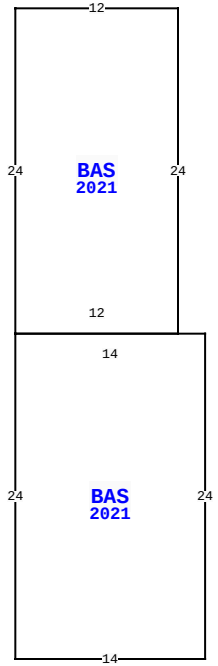
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	02	MIN PLYWD 50
Interior Floo	03	CONC FINSH 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100	288	5,204
BAS	336	100	336	6,071
TOTALS	624		624	11,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	624	56.1000	19.64	12,255	1995	2015	0	0	0	8.00	92.00

2 GARAGE RES – 0% - 0 Heated Area: 624 HX Base Yr



95101 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	219,845
TOTAL MARKET OB/XF VALUE	9,983
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	304,828
SOH/AGL Deduction	54,146
ASSESSED VALUE	250,682
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	250,682
TOTAL JUST VALUE	304,828
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	295,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2609/0145	12/19/2022	WD	U	I	11	100
GRANTOR: MCCLOSKEY JEFFREY D						
GRANTEE: MCCLOSKEY JEFFREY D						
2188/1263	4/04/2018	WD	Q	I	01	48,000
GRANTOR: FEUERBORN LISA D						
GRANTEE: MCCLOSKEY JEFFREY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W12 S24 BAS=[YR=2021] S24 E14 N24 W14$ E12 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/08/2022 BY DJ Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS