

LOT 48  
IN OR 824 PG 1520  
R567897 & R567898

HELMS JOSEPH K  
95102 DWIGHT DR  
FERNANDINA BEACH, FL 32034

2024

31-2N-28-1601-0048-0000



| BUILDING CHARACTERISTICS                                                                                                                    |                  |                |                                   |                      | MARKET ADJUSTMENTS |             |                |                |                |           |         |             |        |         |                   |                       | NASSAU COUNTY PROPERTY |                             |      |         |      |     |    |        |  |  |                 |          |          |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|-----------------------------------|----------------------|--------------------|-------------|----------------|----------------|----------------|-----------|---------|-------------|--------|---------|-------------------|-----------------------|------------------------|-----------------------------|------|---------|------|-----|----|--------|--|--|-----------------|----------|----------|--|--|--|--|--|--|--|--|--|----------|--|--|--|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                     | CD               | CONSTRUCTION   | TYPE                              | MDL                  | EFF. AREA          | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB            | EYB       | ECON    | FNCT        | NORM   | % COND  | VALUATION SUMMARY |                       |                        |                             |      |         |      |     |    |        |  |  |                 |          |          |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                               | 05               | AVERAGE 100    | 0820                              | 02                   | 1,445              | 118.0000    | 82.60          | 119,357        | 1993           | 1993      | 0       | 0           | 0      | 70.00   | 30.00             | VALUATION BY STANDARD |                        |                             |      |         |      |     |    |        |  |  |                 |          |          |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                               | 03               | GABLE/HIP 100  | 1 M/H 93- - 100% - 2018           |                      |                    |             |                |                |                |           |         |             |        |         | Heated Area: 1367 |                       |                        |                             |      |         |      |     |    |        |  |  | HX Base Yr 2018 |          |          |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                  | 03               | COMP SHNGL 100 |                                   |                      |                    |             |                |                |                |           |         |             |        |         | BAS 1993          |                       |                        |                             |      |         |      |     |    |        |  |  | BAS 1993        |          |          |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                               | 05               | DRYWALL 100    |                                   |                      |                    |             |                |                |                |           |         |             |        |         | UOP 1998          |                       |                        |                             |      |         |      |     |    |        |  |  | FEP 1998        |          |          |  |  |  |  |  |  |  |  |  | UOP 1998 |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floop                                                                                                                              | 14               | CARPET 100     |                                   |                      |                    |             |                |                |                |           |         |             |        |         | UOP 1998          |                       |                        |                             |      |         |      |     |    |        |  |  | FEP 1998        |          |          |  |  |  |  |  |  |  |  |  | UOP 1998 |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                               | 03               | CENTRAL 100    |                                   |                      |                    |             |                |                |                |           |         |             |        |         | UOP 1998          |                       |                        |                             |      |         |      |     |    |        |  |  | FEP 1998        |          |          |  |  |  |  |  |  |  |  |  | UOP 1998 |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                | 04               | AIR DUCTED 100 |                                   |                      |                    |             |                |                |                |           |         |             |        |         | UOP 1998          |                       |                        |                             |      |         |      |     |    |        |  |  | FEP 1998        |          |          |  |  |  |  |  |  |  |  |  | UOP 1998 |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                    | 3                | 100            |                                   |                      |                    |             |                |                |                |           |         |             |        |         | UOP 1998          |                       |                        |                             |      |         |      |     |    |        |  |  | FEP 1998        |          |          |  |  |  |  |  |  |  |  |  | UOP 1998 |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                   | 2                | 100            |                                   |                      |                    |             |                |                |                |           |         |             |        |         | UOP 1998          |                       |                        |                             |      |         |      |     |    |        |  |  | FEP 1998        |          |          |  |  |  |  |  |  |  |  |  | UOP 1998 |  |  |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                       | 02               | WOOD FRAME 100 |                                   |                      |                    |             |                |                |                |           |         |             |        |         | UOP 1998          |                       |                        |                             |      |         |      |     |    |        |  |  | FEP 1998        |          |          |  |  |  |  |  |  |  |  |  | UOP 1998 |  |  |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                     | 1.               | 1. 100         |                                   |                      |                    |             |                |                |                |           |         |             |        |         | UOP 1998          |                       |                        |                             |      |         |      |     |    |        |  |  | FEP 1998        |          |          |  |  |  |  |  |  |  |  |  | UOP 1998 |  |  |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                       | 0                | 100            |                                   |                      |                    |             |                |                |                |           |         |             |        |         | UOP 1998          |                       |                        |                             |      |         |      |     |    |        |  |  | FEP 1998        |          |          |  |  |  |  |  |  |  |  |  | UOP 1998 |  |  |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                     |                  |                | 03                                | Quality Level 03     |                    |             |                |                |                |           |         |             |        |         |                   |                       | BAS 1993               |                             |      |         |      |     |    |        |  |  |                 |          | BAS 1993 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                    |                  |                | 0200 MOBILE HOME                  |                      |                    |             |                |                |                |           |         |             |        |         |                   | BAS 1993              |                        |                             |      |         |      |     |    |        |  |  |                 | BAS 1993 |          |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                     |                  |                | 04                                |                      |                    |             |                |                |                |           |         |             |        |         |                   | BAS 1993              |                        |                             |      |         |      |     |    |        |  |  |                 | BAS 1993 |          |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                            |                  |                | 4007.00                           |                      |                    |             |                |                |                |           |         |             |        |         |                   | BAS 1993              |                        |                             |      |         |      |     |    |        |  |  |                 | BAS 1993 |          |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                   | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA                      | SUBAREA MARKET VALUE |                    |             |                |                |                |           |         |             |        |         |                   | BAS 1993              |                        |                             |      |         |      |     |    |        |  |  |                 | BAS 1993 |          |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                         | 1,200            | 100            | 1,200                             | 29,736               |                    |             |                |                |                |           |         |             |        |         |                   | BAS 1993              |                        |                             |      |         |      |     |    |        |  |  |                 | BAS 1993 |          |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| FEP                                                                                                                                         | 196              | 85             | 167                               | 4,138                |                    |             |                |                |                |           |         |             |        |         |                   | BAS 1993              |                        |                             |      |         |      |     |    |        |  |  |                 | BAS 1993 |          |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| PTO                                                                                                                                         | 36               | 5              | 2                                 | 50                   |                    |             |                |                |                |           |         |             |        |         |                   | BAS 1993              |                        |                             |      |         |      |     |    |        |  |  |                 | BAS 1993 |          |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| UOP                                                                                                                                         | 55               | 25             | 14                                | 347                  |                    |             |                |                |                |           |         |             |        |         |                   | BAS 1993              |                        |                             |      |         |      |     |    |        |  |  |                 | BAS 1993 |          |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| UOP                                                                                                                                         | 57               | 25             | 14                                | 347                  |                    |             |                |                |                |           |         |             |        |         |                   | BAS 1993              |                        |                             |      |         |      |     |    |        |  |  |                 | BAS 1993 |          |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| UOP                                                                                                                                         | 192              | 25             | 48                                | 1,190                |                    |             |                |                |                |           |         |             |        |         |                   | BAS 1993              |                        |                             |      |         |      |     |    |        |  |  |                 | BAS 1993 |          |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                      |                  |                | 1,736                             | 1,445                | 35,807             |             |                |                |                |           |         |             |        |         |                   |                       | BAS 1993               |                             |      |         |      |     |    |        |  |  |                 |          | BAS 1993 |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |                | 95102 DWIGHT DR, FERNANDINA BEACH |                      |                    |             |                |                |                |           |         |             |        |         |                   | BAS 1993              |                        |                             |      |         |      |     |    |        |  |  |                 | BAS 1993 |          |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                           | 1242             | WD DECK A      | 0                                 | 100                  | 0                  | 0           |                |                | 466.00         | SF        | 10.00   | 100         | 1995   | 1995    | 3                 | 20                    | 932                    |                             |      |         |      |     |    |        |  |  |                 |          |          |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                           | 0940             | SHEDS/PORT     | 0                                 | 100                  | 10                 | 12          |                |                | 120.00         | SF        | 30.00   | 100         | 1995   | 1995    | 3                 | 20                    | 720                    |                             |      |         |      |     |    |        |  |  |                 |          |          |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                           | 0810             | CONCRETE A     | 0                                 | 100                  | 0                  | 0           |                |                | 108.00         | SF        | 6.50    | 100         | 1994   | 1994    | 3                 | 68                    | 477                    |                             |      |         |      |     |    |        |  |  |                 |          |          |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                            |                  |                |                                   |                      |                    |             |                |                |                |           |         |             |        |         |                   |                       |                        | TOTAL OB/XF 2,129           |      |         |      |     |    |        |  |  |                 |          |          |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| 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                  |                    | OR          | 0.00           | 0.00           | 1.01           | AC        |         | 1.00        | 1.00   | 1.00    | 75,000.00         | 75,000.00             | 75,750                 |                             |      |         |      |     |    |        |  |  |                 |          |          |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.01 Total Land Value: 75,750 Market: 0 Agricultural: 0 Common: 75,750 PRINTED 08/06/2024 BY SYS |                  |                |                                   |                      |                    |             |                |                |                |           |         |             |        |         |                   |                       |                        |                             |      |         |      |     |    |        |  |  |                 |          |          |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |