



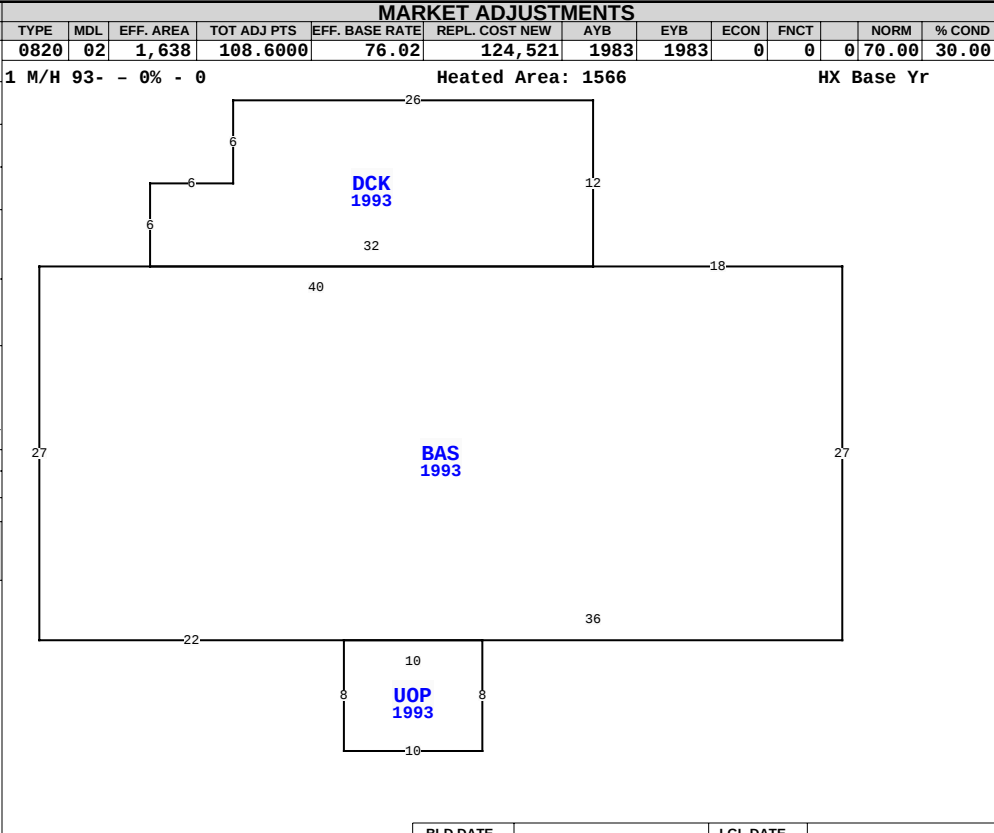
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100

Quality	03	Quality Level 03
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	1,566	100	1,566	35,714
DCK	348	15	52	1,186
UOP	80	25	20	456
TOTALS	1,994		1,638	37,356

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	0	0007	OR	0.00	0.00	2.29	AC	1.00



95081 DIRT RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
1,890											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	37,356		
TOTAL MARKET OB/XF VALUE	1,890		
TOTAL LAND VALUE - MARKET	171,750		
TOTAL MARKET VALUE	210,996		
SOH/AGL Deduction	80,400		
ASSESSED VALUE	130,596		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	130,596		
TOTAL JUST VALUE	210,996		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	208,398		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1210/1044	2/25/2004	WD Q	I			62,900	
GRANTOR: GALLONI RICHARD J & J							
GRANTEE: FISCHER FRANK & LUZ							
0940/0102	7/11/2000	CT U	I	14		65,300	
GRANTOR: CLERK OF COURT							
GRANTEE: GALLONI RICHARD & J							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W18 DCK=[YR=1993] N12 W26 S6 W6 S6 E32 \$ W40 S27 E22 UOP=[YR=1993] S8 E10 N8 W10 \$ E36 N27 \$.											