PT OF GOVT LOT 3
IN OR 1734/1032

LLOYD DIANA J
95160 DIRT RD
FERNANDINA BEACH, FL 32034

**2024**

**32-2N-28-0000-0022-0080**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 08 | WD ON PLY 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

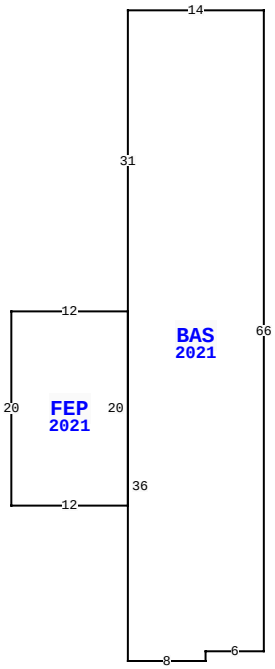
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 932 | 100 | 932 | 18,398 |
| FEP | 240 | 85 | 204 | 4,027 |
| TOTALS | 1,172 | | 1,136 | 22,425 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,136 | 94.0000 | 65.80 | 74,749 | 1991 | 1991 | 0 | 0 | 0 | 70.00 | 30.00 |

2 M/H 93- – 0% - 0 Heated Area: 1136 HX Base Yr




95223 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 | 22,425 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 69,000 |
| TOTAL MARKET VALUE | 91,425 |
| SOH/AGL Deduction | 31,732 |
| ASSESSED VALUE | 59,693 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 59,693 |
| TOTAL JUST VALUE | 91,425 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 96,723 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8386 | MH MOVE-ON | 13,200 | 12/05/1990 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1734/1032 | 4/15/2011 | WD | U | I | 40 | 20,000 |
| GRANTOR: GREENE CYNTHIA M | | | | | | |
| GRANTEE: MCCONE ROBERT B & D | | | | | | |
| 0461/0066 | 7/01/1985 | WD | U | I | | 44,900 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2021] W14 S31 FEP=[YR=2021] W12 S20 E12 N20$ S36 E8 N1 E6 N66$ .

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000102 | C | SFR/MH | 0 | 0007 | OR | 161.00 | 250.00 | 0.92 | AC | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 69,000 | | | | | | | |

REVIEW DATE 02/24/2022 BY KW Total Acres: 0.92 Total Land Value: 69,000 Market: 0 Agricultural: 0 Common: 69,000 PRINTED 08/06/2024 BY SYS