

PT OF GOVT LOT 3
IN OR 590/788
EX 23-4 & 23-5

KNAPP DIANA/MCCONE JEFFREY ET AL
95160 DIRT RD
FERNANDINA BEACH, FL 32034

2024

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



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

EXTRA FEATURES				
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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	0	30	16			480.00	SF	10.00	1990	1990	3	20	960
2	0510	GARAGE WD-	0	0	24	24			576.00	SF	35.00	1990	1990	3	20	4,032
3	0350	CARPORT WD	0	0	12	24			288.00	SF	8.71	1991	1991	3	20	502
4	0350	CARPORT WD	0	0	20	24			480.00	SF	13.00	1991	1991	3	20	1,248
5	0504	FP-ELECTRI	0	0	0	0			1.00	UT	1,000.00	1999	1999	3	83	830
6	0810	CONCRETE A	0	0	0	0			1,006.00	SF	6.50	1999	1999	3	77	5,035
7	0940	SHEDS/PORT	0	0	20	14			280.00	SF	30.00	1999	1999	3	20	1,680
8	0681	POLE SHED	0	0	18	16			288.00	SF	15.00	2016	2016	3	81	3,499
9	0350	CARPORT WD	0	0	30	17			510.00	SF	6.50	2018	2018	3	82	2,718

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000102	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	2,014	135.9600	95.17	191,672	1990	1993	0	0	0	70.00	30.00	
1 M/H 93- - 0% - 0													
Heated Area: 2014													
HX Base Yr													
95160 DIRT RD, FERNANDINA BEACH													
BLD DATE: 05/30/2023 MLU													
XF DATE: 05/30/2023 MLU													
INC DATE: 05/30/2023 MLU													

TOTAL OB/XF													
20,504													

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20,504													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		57,502	
TOTAL MARKET OB/XF VALUE		20,504	
TOTAL LAND VALUE - MARKET		169,500	
TOTAL MARKET VALUE		247,506	
SOH/AGL Deduction		63,186	
ASSESSED VALUE		184,320	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		184,320	
TOTAL JUST VALUE		247,506	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		247,910	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00209285	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	
2720/1278	6/22/2024	FJ	U	I	11	0	
GRANTOR: MCCONE ROBERT B EST							
GRANTEE: KNAPP DIANA							
0590/0788	2/13/1990	WD	Q	V		50,000	
GRANTOR: WEEKS D H & P R							
GRANTEE: MCCONE R B & H P							

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