LOT 21
IN OR 2227/1924
OAK HILL ESTATES #2 PB 5/134

WHITECLOUD CAROLYN J
95159 DWIGHT DRIVE
FERNANDINA BEACH, FL 32024

2025

31-2N-28-1601-0021-0000

BUILDING CHARACTERISTICS

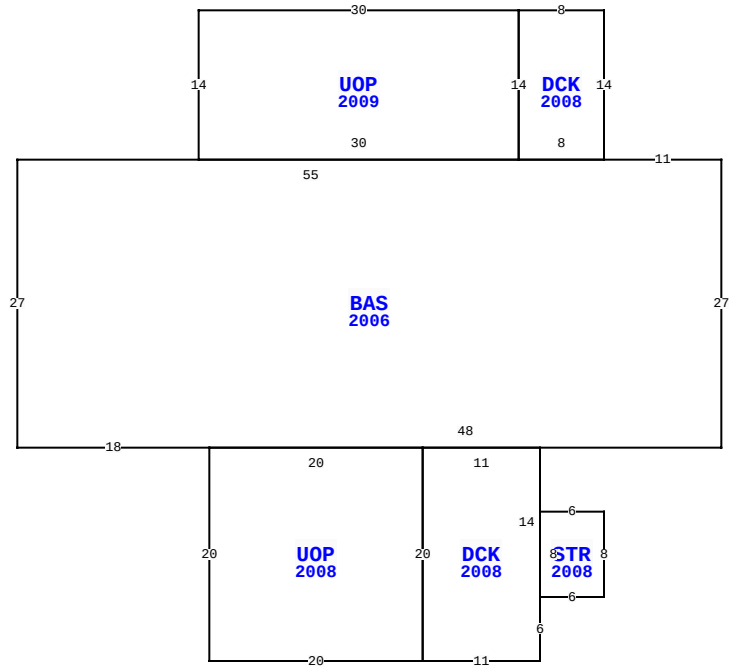
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	2006	1,782	141,314
DCK	112	15	2008	17	1,348
DCK	220	15	2008	33	2,617
STR	48	10	2008	5	397
UOP	400	25	2008	100	7,930
UOP	420	25	2009	105	8,327
TOTALS	2,982			2,042	161,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,042	129.5800	110.14	224,906	2006	2014	0	0	0	28.00	72.00

2 M/H 94+ – 0% - 0 Heated Area: 1782 HX Base Yr



95159 DWIGHT DR, FERNANDINA BEACH

BLD DATE	12/20/2006 JM	LGL DATE	05/09/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	161,932
TOTAL MARKET OB/XF VALUE	3,864
TOTAL LAND VALUE - MARKET	103,000
TOTAL MARKET VALUE	268,796
SOH/AGL Deduction	50,219
ASSESSED VALUE	218,577
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	218,577
TOTAL JUST VALUE	268,796
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23215	XFOB	9,089	01/01/2010
B19621	ADDITION	2,004	03/01/2007
B19623	ADDITION	1,865	03/01/2007
MH4790	MH MOVE-ON	0	07/25/2006
P0611221	OTHER	0	06/01/2006
94-00928	ADDITION	12,156	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2227/1924	10/02/2018	WD	Q	I	01	148,000
GRANTOR: SOUTHWELL LINDA K & T						
GRANTEE: WHITECLOUD CAROLYN						
1662/1057	2/11/2010	QC	U	I	11	50,500
GRANTOR: SOUTHWELL LINDA K						
GRANTEE: SOUTHWELL LINDA KAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W11 DCK=[YR=2008] N14 W8 UOP=[YR=2009] W30 S14 E30 N14$ S14 E8$ W55 S27 E18 UOP=[YR=2008] S20 E20 DCK=[YR=2008] E11 N6 STR=[YR=2008] E6 N8 W6 S8$ N14 W11 S20$ N20 W20 $ E48 N27$.

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	0811	CONCRETE B	0	0	36	24	864.00	SF	5.20	5.20	100	2006	2006	3	86	3,864	

LAND DESCRIPTION

TOTAL OB/XF 3,864

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	RES	0		OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	100,000.00	100,000.00	103,000							

REVIEW DATE 01/18/2023 BY DJA Total Acres: 1.03 Total Land Value: 103,000 Market: 0 Agricultural: 0 Common: 103,000 PRINTED 07/30/2025 BY SYS