



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			10	ABOVE AVG 100			0500	01	1,278	119.2880	188.48	240,877	2021	2021	0	0	0	1.00	99.00	STANDARD												
Roof Structur			03	GABLE/HIP 100			1 SFR CUST - 0% - 0														Heated Area: 1200						HX Base Yr					
Roof Cover			03	COMP SHNGL 100																												
Interior Wall			05	DRYWALL 90																												
Interior Wall			06	CUST PANEL 10																												
Interior Floo			13	LVT/LAMNT 80																												
Interior Floo			14	CARPET 20																												
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																												
Occupancy			00	NONE 100																												
Quality			03	Quality Level 03																												
DOR CODE			0100	SINGLE FAMILY																												
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	1,200	100	2021	1,200	223,914																											
DCK	20	10	2021	2	373																											
DCK	20	10	2021	2	373																											
DCK	156	10	2021	16	2,986																											
FOP	192	30	2021	58	10,823																											
TOTALS			1,588			1,278	238,468																									
EXTRA FEATURES						95101 DWIGHT DR, FERNANDINA BEACH																										
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	0754	FOP	0	0	16	28	448.00	SF	15.00	15.00	100	2022	2022	3	93	6,250																
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465																

MCCLOSKEY JEFFREY D REV TRUST/MCCLOSKEY JEFFREY DE
95101 DWIGHT DRIVE
FERNANDINA BEACH, FL 32034

31-2N-28-1601-0023-0000

[illegible]