LOT 47
OAK HILL ESTATES #2 PB 5/134

MUSIC WHITNEY S & COURTNEY MICHELE
95080 DWIGHT DRIVE
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1601-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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

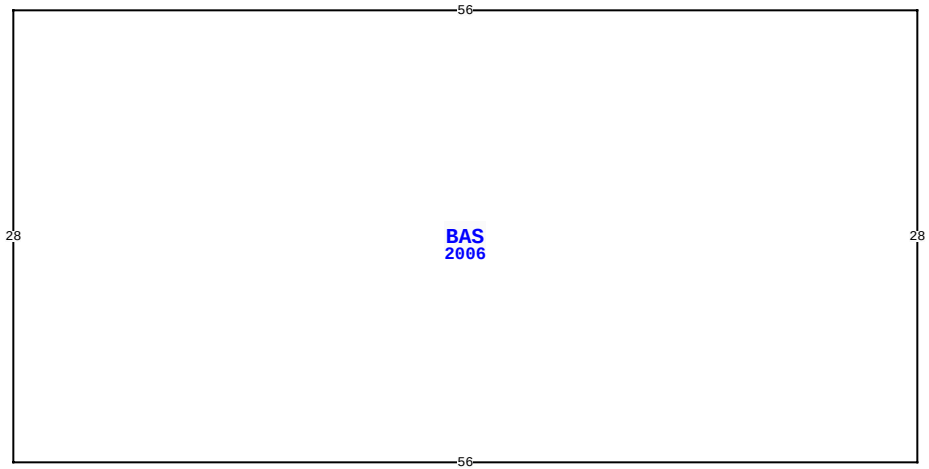
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	2006	1,568	129,153
TOTALS	1,568			1,568	129,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,568	128.7000	102.96	161,441	1986	2016	0	0	0	20.00	80.00

1 M/H 93- – 100% - 2024 Heated Area: 1568 HX Base Yr 2024



95080 DWIGHT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		129,153
TOTAL MARKET OB/XF VALUE		324
TOTAL LAND VALUE - MARKET		101,000
TOTAL MARKET VALUE		230,477
SOH/AGL Deduction		28,601
ASSESSED VALUE		201,876
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		151,154
TOTAL JUST VALUE		230,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4814	MH MOVE-ON	0	10/17/2006
P11390	OTHER	0	08/01/2006
E17774	ELEC OTHER	0	07/01/2006
7106	XFOB	4,760	03/21/1991
7168	MH MOVE-ON	10,000	03/07/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/0634	9/28/2022	SW	Q	I	01	240,000
GRANTOR: 95080 DWIGHT DR LAND						
GRANTEE: MUSIC WHITNEY SPENC						
2565/0621	5/17/2022	WD	U	I	37	80,000
GRANTOR: HARPER KURT HUGHES						
GRANTEE: 95080 DWIGHT DR LAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W56 S28 E56 N28$.

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	1242	WD DECK A	0	100	15	9	135.00	SF	10.00	10.00	100	2006	2006	3	24	324	

LAND DESCRIPTION

TOTAL OB/XF 324

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	100		OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	100,000.00	100,000.00	101,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.01 Total Land Value: 101,000 Market: 0 Agricultural: 0 Common: 101,000 PRINTED 07/30/2025 BY SYS