LOT 48
IN OR 824 PG 1520
R567897 & R567898

HELMS JOSEPH K
95102 DWIGHT DR
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1601-0048-0000

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 100
Interior Floo	14	CARPET 100
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	03	Quality Level 03

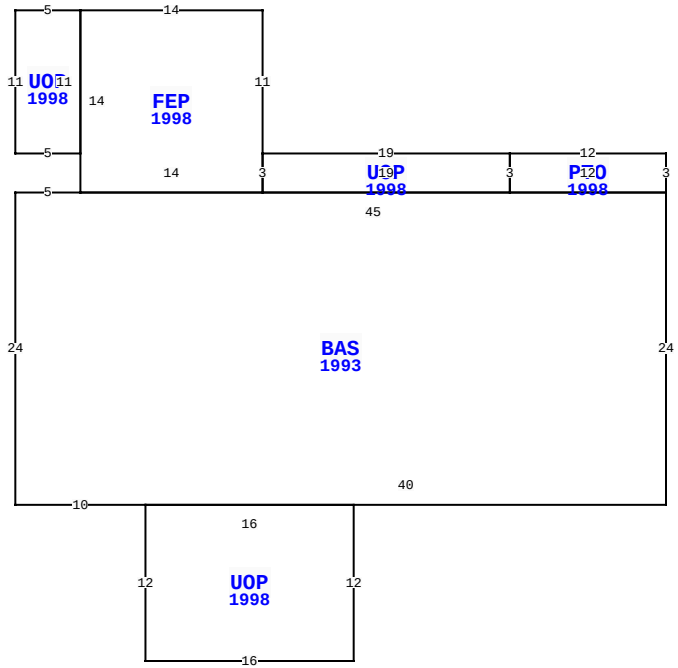
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1993	1,200	33,984
FEP	196	85	1998	167	4,730
PTO	36	5	1998	2	57
UOP	55	25	1998	14	397
UOP	57	25	1998	14	397
UOP	192	25	1998	48	1,359
TOTALS	1,736			1,445	40,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,445	118.0000	94.40	136,408	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2018 Heated Area: 1367 HX Base Yr 2018



95102 DWIGHT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		40,922
TOTAL MARKET OB/XF VALUE		2,115
TOTAL LAND VALUE - MARKET		101,000
TOTAL MARKET VALUE		144,037
SOH/AGL Deduction		84,803
ASSESSED VALUE		59,234
TOTAL EXEMPTION VALUE	HX HB	34,234
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		144,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
316	MH MOVE-ON	24,000	12/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0824/1520	3/03/1998	WD	Q	I		65,000
GRANTOR: LEBRUN KENNA JOY						
GRANTEE: HELMS JOSEPH K						
0724/1973	3/03/1995	WD	U	I	10	100
GRANTOR: GRIFFIS LEO B						
GRANTEE: LEBRUN KENNA-JOY						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1998] W12 UOP=[YR=1998] W19 FEP=[YR=1998] N11 W14 UOP=[YR=1998] W5 S11 E5 N11$ S14 BAS=[YR=1993] W5 S24 E10 UOP=[YR=1998] S12 E16 N12 W16$ E40 N24 W45$ E14 N3$ S3 E19 N3$ S3 E12 N3$.

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	0	0	466.00	SF	10.00	10.00	100	1995	1995	3	20	932	
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1995	1995	3	20	720	
3	0810	CONCRETE A	0	100	0	0	108.00	SF	6.50	6.50	100	1994	1994	3	66	463	

LAND DESCRIPTION

TOTAL OB/XF 2,115

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