LOT 49
L/E OR 1221/481
R360221 & R360222

WILLIAMSON ANN C L/E/
95142 DWIGHT DRIVE
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1601-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

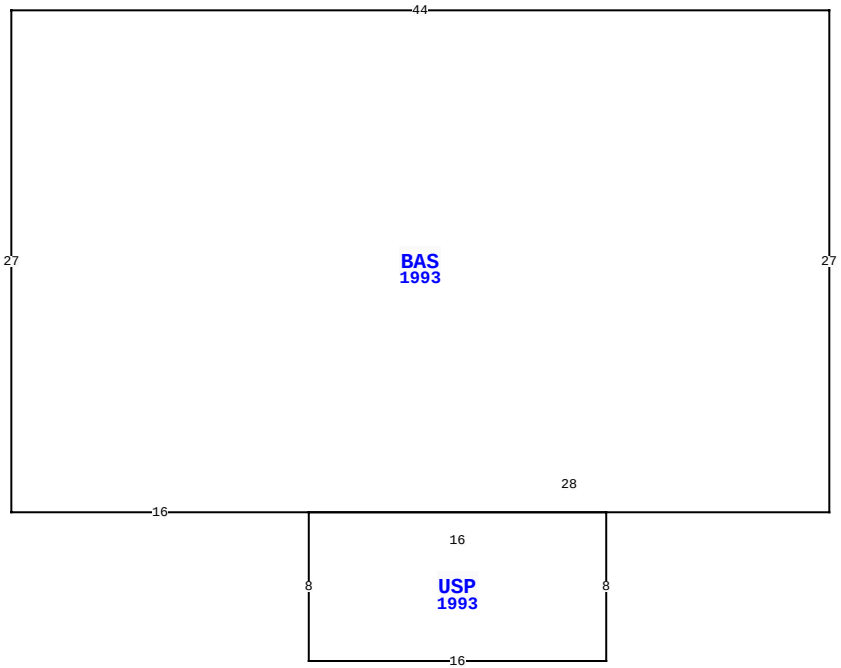
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1993	1,188	35,127
USP	128	50	1993	64	1,892
TOTALS	1,316			1,252	37,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,252	123.2000	98.56	123,397	1988	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2000 Heated Area: 1188 HX Base Yr 2000



BLD DATE	04/27/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

95142 DWIGHT DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		37,019
TOTAL MARKET OB/XF VALUE		2,682
TOTAL LAND VALUE - MARKET		101,000
TOTAL MARKET VALUE		140,701
SOH/AGL Deduction		98,476
ASSESSED VALUE		42,225
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,225
TOTAL JUST VALUE		140,701
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
970588	REPAIR/RRF	2,000	03/01/1997
6500	XFOB	400	06/04/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1221/0481	4/12/2004	WD	Q	I	06	100
GRANTOR: GRIFFIS LOUISE W						
GRANTEE: WILLIAMSON ANN C L/						
0911/1019	12/15/1999	QC	U	I	18	100
GRANTOR: WILLIAMSON ARNOLD A J						
GRANTEE: WILLIAMSON ANN C L/						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S27 E16 USP=[YR=1993] S8 E16 N8 W16 $ E28 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
2	1242	WD DECK A	0	100	16	16	256.00	SF	10.00	10.00	100	1995	1995	3	20	512	

LAND DESCRIPTION

TOTAL OB/XF 2,682

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	0006	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	100,000.00	100,000.00	101,000							

REVIEW DATE 04/10/2019 BY KWA Total Acres: 1.01 Total Land Value: 101,000 Market: 0 Agricultural: 0 Common: 101,000 PRINTED 07/30/2025 BY SYS