LOT 52
OAK HILL ESTATES #2 PB 5/134

DANESE GINO & PATRICIA
95222 DWIGHT DR
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1601-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
Quality	04	Quality Level 04

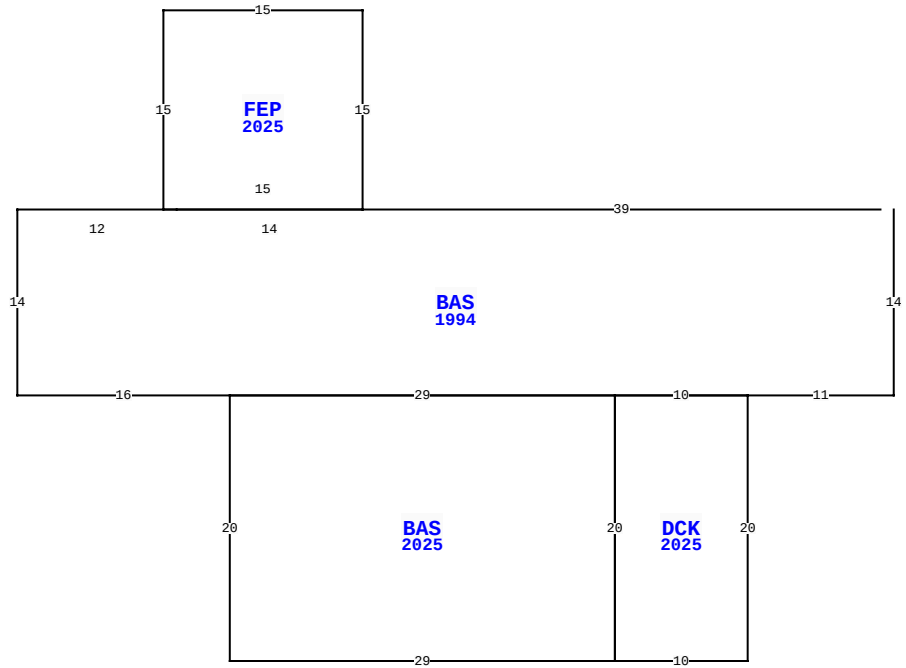
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1994	924	50,768
BAS	580	100	2025	580	31,867
DCK	200	15	2025	30	1,648
FEP	225	85	2025	191	10,494
TOTALS	1,929			1,725	94,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,725	124.3000	105.66	182,264	1994	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2024 Heated Area: 1695 HX Base Yr 2024



95222 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		94,777
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		101,000
TOTAL MARKET VALUE		195,777
SOH/AGL Deduction		25,274
ASSESSED VALUE		170,503
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,781
TOTAL JUST VALUE		195,777
NCON VALUE		44,009
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002054	ADD 580 SQ FT	96,088	02/21/2024
94-549	MH MOVE-ON	18,500	07/11/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2403/0950	9/30/2020	WD	Q	I	02	95,000
GRANTOR: HARRELL PAUL & PATRIC						
GRANTEE: DANESE GINO & PATRI						
1348/0175	9/07/2005	WD	Q	I		60,500
GRANTOR: SCARBORO JOHN						
GRANTEE: HARRELL PAUL & PATR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994;ORIG=0,0] W39 W14 W12 S14 E16 E29 E10 E11 N14 $
BAS=[YR=2025;ORIG=-49,14] E29 S20 W29 N20 $
FEP=[YR=2025;ORIG=-54,0] E15 N15 W15 S15 $
DCK=[YR=2025;ORIG=-10,14] W10 S20 E10 N20 $
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EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 06/16/2025 BY NWA Total Acres: 1.01 Total Land Value: 101,000 Market: 0 Agricultural: 0 Common: 101,000 PRINTED 07/30/2025 BY SYS