



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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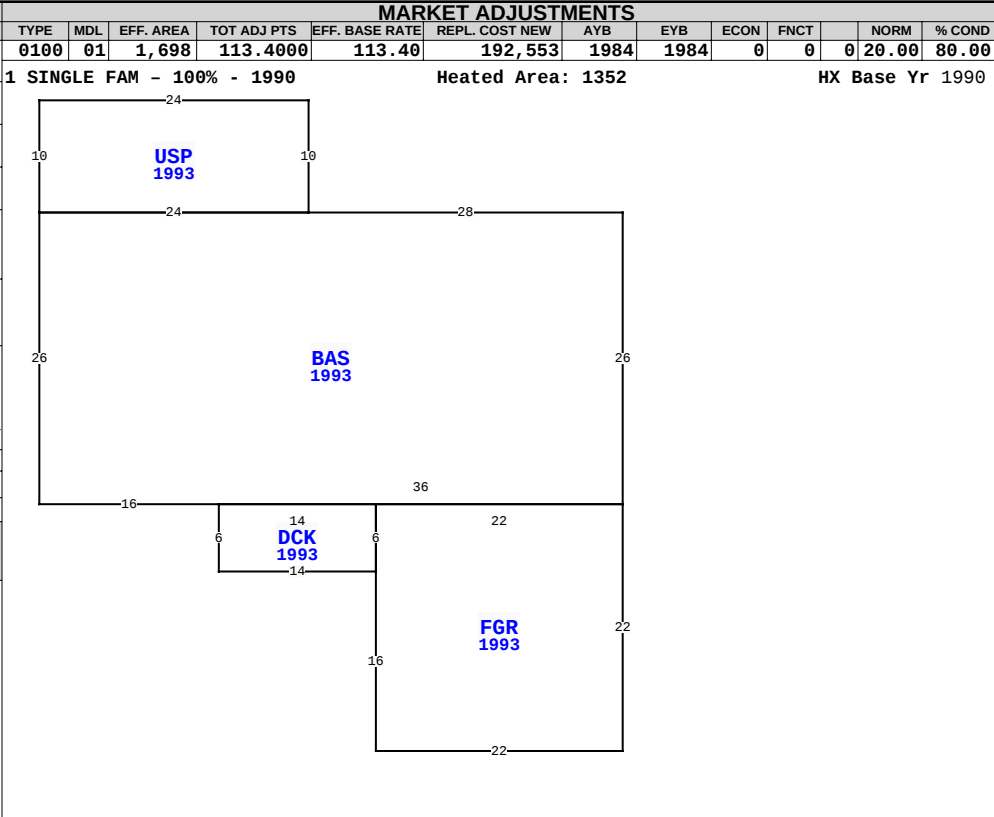
NEIGHBORHOOD/LOC	4005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1993	1,352	122,654
DCK	84	10	1993	8	726
FGR	484	55	1993	266	24,131
USP	240	30	1993	72	6,532

TOTALS	2,160			1,698	154,042
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	1242	WD DECK A	0	100	14	10	140.00	SF	10.00
3	0810	CONCRETE A	0	100	0	0	80.00	SF	6.50
4	0510	GARAGE WD-	0	100	24	24	576.00	SF	70.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0007	OR	0.00	0.00	1.13



95007 DIRT RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
2	1242	WD DECK A	0	100	14	10	140.00	SF	10.00	10.00	100	1993	1993	3	20	280	
3	0810	CONCRETE A	0	100	0	0	80.00	SF	6.50	6.50	100	2000	2000	3	77	400	
4	0510	GARAGE WD-	0	100	24	24	576.00	SF	70.00	70.00	100	2000	2000	3	27	10,886	

TOTAL OB/XF													13,456	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
07 OR	0.00	0.00	1.13	AC		1.00	1.00	1.00	100,000.00	100,000.00	1			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			154,042
TOTAL MARKET OB/XF VALUE			13,456
TOTAL LAND VALUE - MARKET			113,000
TOTAL MARKET VALUE			280,498
SOH/AGL Deduction			168,579
ASSESSED VALUE			111,919
TOTAL EXEMPTION VALUE		HX HB SL WR	111,919
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			280,498
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			245,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-0829	NEW CONSTR	500	03/01/1994

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0573/1142	7/05/1989	WD	Q	I		70,000			
GRANTOR:MILLICAN CHARLES III									
GRANTEE: DUTKIEWICZ GERALD V									
0412/0001	2/01/1984	WD	Q	V		6,500			
GRANTOR:									
GRANTEE:									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W28 USP=[YR=1993] N10 W24 S10 E24\$ W24 S26 E16 DCK=[YR=1993] S6 E14 FGR=[YR=1993] S16 E22 N22 W22 S6\$ N6 W14\$ E36 N26\$.									