E1/2 OF W1/2 OF GOVT LOT 3
IN SEC 32-2N-28E RECD IN
OR 2370/1

SCHMIKL SHERI L
95114 DIRT RD
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0000-0023-0050

BUILDING CHARACTERISTICS

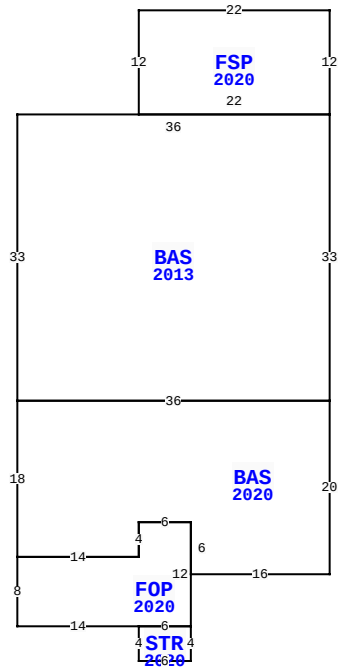
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2013	1,188	173,006
BAS	656	100	2020	656	95,532
FOP	184	30	2020	55	8,010
FSP	264	40	2020	106	15,437
STR	24	10	2020	2	291
TOTALS	2,316			2,007	292,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,007	112.5726	148.60	298,240	2010	2020	0	0	0	2.00	98.00

2 SNGL FAM – 100% - 2021 Heated Area: 1844 HX Base Yr 2021



95114 DIRT RD, FERNANDINA BEACH

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

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	0511	GARAGE CB-	0	100	29	29	841.00	SF	40.00	40.00	100	2010	2010	3	90	30,276	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	
3	0855	CONC PAVER	0	100	0	0	392.00	SF	10.00	10.00	100	2020	2020	3	98	3,842	
4	0940	SHEDS/PORT	0	100	7	6	42.00	SF	30.00	30.00	100	2010	2010	3	40	504	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		292,275
TOTAL MARKET OB/XF VALUE		36,602
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		428,877
SOH/AGL Deduction		166,679
ASSESSED VALUE		262,198
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		206,476
TOTAL JUST VALUE		428,877
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1903325	CO ISSUED	0	06/19/2020
19003325	REMODEL	99,860	04/03/2019
M0509827	H/AC	0	06/01/2005
B13416	NEW CONSTR	80,784	08/03/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2370/0001	6/19/2020	WD	Q	I	02	267,000
GRANTOR: SWEATT AARON ANDREW &						
GRANTEE: SCHMIKL BRENDON & S						
1966/1303	1/29/2015	SW	U	I	37	26,300
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: SWEATT AARON ANDREW						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] N12 W22 S12 E22$ BAS=[YR=2013] W36 S33
BAS=[YR=2020] S18 FOP=[YR=2020] S8 E14 STR=[YR=2020] S4 E6
N4 W6$ E6 N12 W6 S4 W14$ E14 N4 E6 S6 E16 N20 W36$ E36 N33$.

LAND DESCRIPTION

TOTAL OB/XF 36,602

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 11/24/2020 BY KW Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS