

NE 1/2 OF LOT 3  
IN OR 2171/1017  
(EX OR 2201/1004)

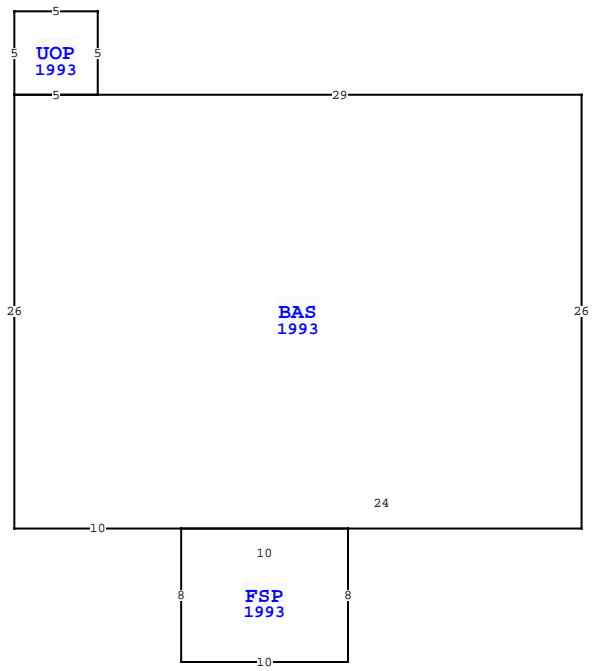
WILLIAMSON ANN C  
95142 DWIGHT DRIVE  
FERNANDINA BEACH, FL 32034

**2025**

42-2N-27-4540-0003-0010

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	AL SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
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
NEIGHBORHOOD/LOC		4048.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	884	100	1993
FSP	80	40	1993
UOP	25	20	1993
TOTALS	989		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	921	116.6400	116.64	107,425	1960	1975	0	0	24.50	75.50		
1 SINGLE FAM - 0% - 0													
Heated Area: 884													
HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			81,106
TOTAL MARKET OB/XF VALUE			3,678
TOTAL LAND VALUE - MARKET			130,900
TOTAL MARKET VALUE			215,684
SOH/AGL Deduction			82,625
ASSESSED VALUE			133,059
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			133,059
TOTAL JUST VALUE			215,684
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			204,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2171/1017	1/15/2018	QC	U	I	11	100
GRANTOR: KNOWLES FRANCES						
GRANTEE: WILLIAMSON ANN C						
2170/1243	1/15/2018	QC	U	I	11	100
GRANTOR: KNOWLES FRANCES S						
GRANTEE: WILLIAMSON ANN C						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND 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
1	0940	SHEDS/PORT	0	0	8	36	288.00	SF	20.10	20.10	100	1980	1980
2	0681	POLE SHED	0	0	28	30	840.00	SF	15.00	15.00	100	1980	1980

TOTAL OB/XF													
85085 ALENE RD, YULEE													
05/08/2025 MLU													
3,678													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W29 UOP=[YR=1993] N5 W5 S5E5 \$ W5 S26 E10													
FSP=[YR=1993] S8 E10 N8 W10\$ E24 N26\$ .													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0	0002	OR	0.00	0.00	1.54	AC		1.00	1.00	1.00	85,000.00	85,000.00	130,900							