LOT 9
CEDAR RIDGE #1 PB 6/95

DILDINE GARY C TRUST/DILDINE GARY C TRUSTEE
95372 BARBARAS PLACE
FERNANDINA BEACH, FL 32034

2026

31-2N-28-0235-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

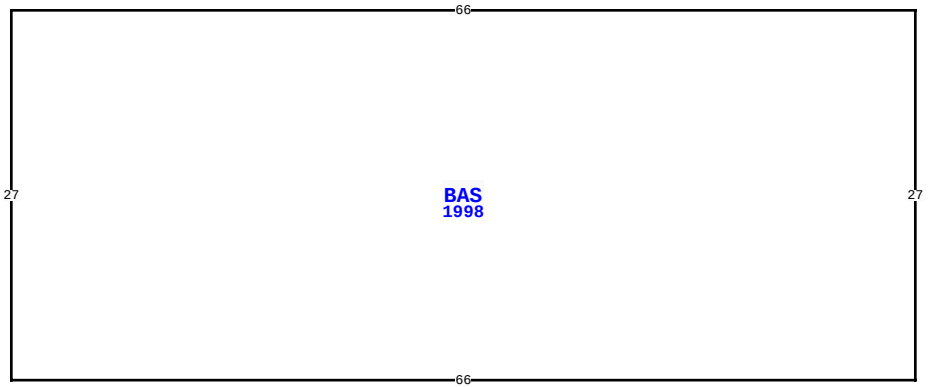
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1998	1,782	72,368
TOTALS	1,782			1,782	72,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	128.9200	116.03	206,765	1998	1998	0	0	0	65.00	35.00

1 M/H 94+ 100% - 2006 Heated Area: 1782 HX Base Yr 2006



95372 BARBARAS PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		72,368
TOTAL MARKET OB/XF VALUE		588
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		172,956
SOH/AGL Deduction		99,219
ASSESSED VALUE		73,737
TOTAL EXEMPTION VALUE	HX HB WR	53,737
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		172,956
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2731/1435	8/14/2024	TD	U	I	11	100
GRANTOR: DILDINE GARY C						
GRANTEE: DILDINE GARY C TRUS						
1236/0069	6/07/2004	WD	Q	I		88,000
GRANTOR: JONES JASON & AARRON						
GRANTEE: DILDINE CAROL & GAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W66 S27 E66 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	1242	WD DECK A	0	100	12	14	168.00	SF	10.00	10.00	100	2010	2010	3	35	588	

LAND DESCRIPTION

TOTAL OB/XF 588

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS