



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

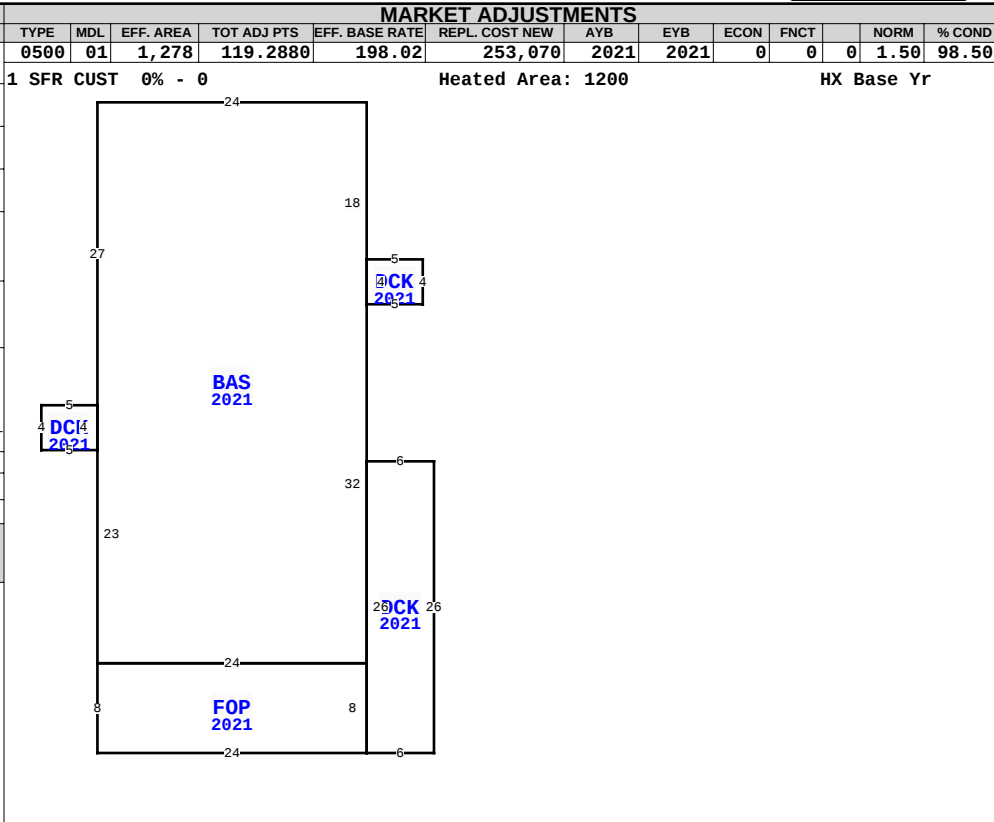
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2021	1,200	234,060
DCK	20	10	2021	2	390
DCK	20	10	2021	2	390
DCK	156	10	2021	16	3,120
FOP	192	30	2021	58	11,313

TOTALS	1,588			1,278	249,274
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0754	FOP	0	0	16	28	448.00	SF	15.00
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00



95101 DWIGHT DR, 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	0754	FOP	0	0	16	28	448.00	SF	15.00	15.00	100	2022	2022	3	90	6,048	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	

LAND DESCRIPTION										TOTAL OB/XF										9,513	
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	LA VA				
1	000100	C	RES	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000.00				
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 1.00			Total Land Value: 100.000			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY										PAGE 1 of 2		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 4		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										261,425		
TOTAL LAND VALUE - MARKET										9,513		
TOTAL MARKET VALUE										100,000		
SOH/AGL Deduction										370,938		
ASSESSED VALUE										67,613		
TOTAL EXEMPTION VALUE										303,325		
BASE TAXABLE VALUE										0		
TOTAL JUST VALUE										303,325		
NCON VALUE										370,938		
INCOME VALUE										0		
PREVIOUS YEAR MKT VALUE										359,842		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015759	ADDITION	20,000	11/15/2021
C1808928	CO ISSUED	0	06/22/2021
B1808928	NEW CONSTR	153,217	12/01/2018
95-1061	MH MOVE-ON	0	09/01/1995
5295	XF08	4,896	11/09/1988
7548	MH MOVE-ON	22,329	11/09/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2609/0145	12/19/2022	WD	U	I	11	100	
GRANTOR: MCCLOSKEY JEFFREY D							
GRANTEE: MCCLOSKEY JEFFREY D							
2188/1263	4/04/2018	WD	Q	I	01	48,000	
GRANTOR: FEUERBORN LISA D							
GRANTEE: MCCLOSKEY JEFFREY D							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W24 S27 DCK=[YR=2021] W5 S4 E5 N4\$ S23									
FOP=[YR=2021] S8 E24 DCK=[YR=2021] E6 N26 W6 S26\$ N8 W24 \$									
E24 N32 DCK=[YR=2021] E5 N4 W5 S4 \$ N18\$.									

MCCLOSKEY JEFFREY D REV TRUST/MCCLOSKEY JEFFREY DE
95101 DWIGHT DRIVE
FERNANDINA BEACH, FL 32034

31-2N-28-1601-0023-0000

[illegible]