LOT 25
OAK HILL ESTATES #2 PB 5/134

PRIMELENDING
18111 PRESTON RD STE 900
DALLAS, TX 75252

2026

31-2N-28-1601-0025-0000

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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
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
Quality	05	Quality Level 05

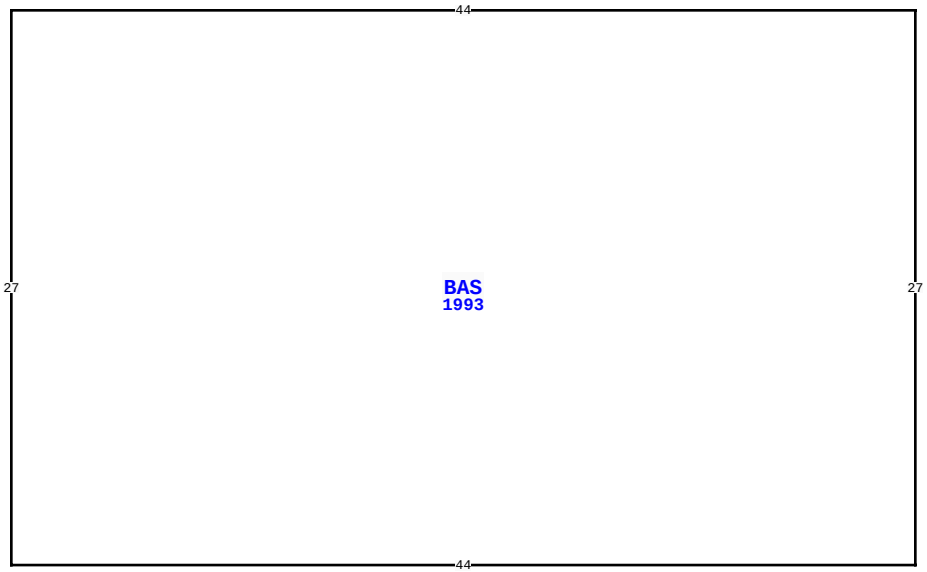
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1993	1,188	100,092
TOTALS	1,188			1,188	100,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,188	141.6000	120.36	142,988	1988	2014	0	0	0	30.00	70.00

1 M/H 93- 0% - 2025 Heated Area: 1188 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	100,092
TOTAL MARKET OB/XF VALUE	1,280
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	201,372
SOH/AGL Deduction	0
ASSESSED VALUE	201,372
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,372
TOTAL JUST VALUE	201,372
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7585	MH MOVE-ON	25,000	12/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2873/1261	6/08/2026	CT	U	I	18	105,600
GRANTOR: CLERK OF COURT						
GRANTEE: PRIMELENDING						
2172/1535	1/19/2018	WD	Q	I	01	108,000
GRANTOR: HOWARD JUSTIN R						
GRANTEE: PASCAL JOAN E						

95051 DWIGHT DR, FERNANDINA BEACH

BLD DATE	06/16/2009	RK	LGL DATE	05/09/2025 MLU
XF DATE			LAND DATE	
INC DATE			AG DATE	

BUILDING NOTES

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	0	8	20	160.00	SF	10.00	10.00	100	1991	1991	3	20	320	
2	0351	CARPORT MT	0	0	24	20	480.00	SF	10.00	10.00	100	2003	2003	3	20	960	

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S27 E44 N27$.

LAND DESCRIPTION

TOTAL OB/XF 1,280

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	0		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