LOT 46
OAK HILL ESTATES #2 PB 5/134
1994 WEST SWMH

WALDRIP CHARLES & LESIA
1973 CLINCH DR
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1601-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

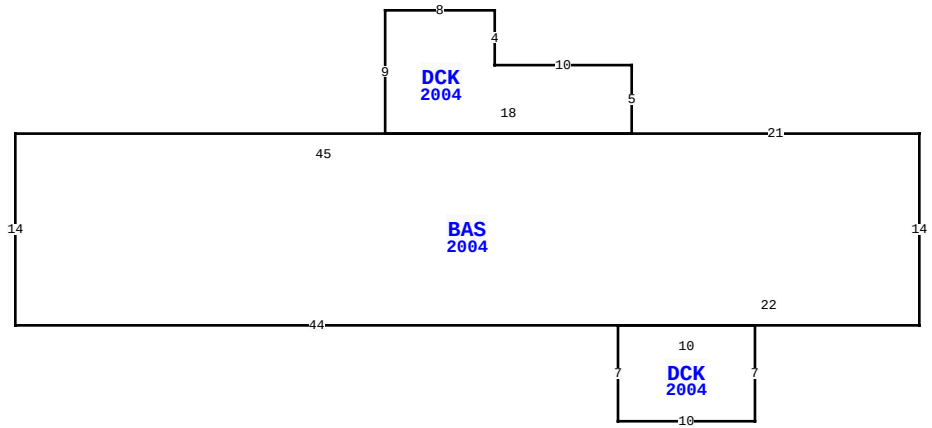
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2004	924	29,694
DCK	70	15	2004	10	321
DCK	122	15	2004	18	578
TOTALS	1,116			952	30,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	952	119.0200	107.12	101,978	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ 0% - 0 Heated Area: 924 HX Base Yr



95042 DWIGHT DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	30,593
TOTAL MARKET OB/XF VALUE	3,010
TOTAL LAND VALUE - MARKET	101,000
TOTAL MARKET VALUE	134,603
SOH/AGL Deduction	41,680
ASSESSED VALUE	92,923
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,923
TOTAL JUST VALUE	134,603
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8974	MH MOVE-ON	27,000	07/22/1992
7529	MH MOVE-ON	2,000	10/19/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2302/0174	9/05/2019	QC	U	I	11	100
GRANTOR: LANE WANDA						
GRANTEE: WALDRIP CHARLES & L						
2262/0946	3/20/2019	QC	U	I	11	100
GRANTOR: SPIVEY BENJAMIN A & L						
GRANTEE: LANE WANDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W21 DCK=[YR=2004] N5 W10 N4 W8 S9 E18$ W45 S14 E44 DCK=[YR=2004] S7 E10 N7 W10$ E22 N14 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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	1.01	AC		1.00	1.00	1.00	100,000.00	100,000.00	101,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.01 Total Land Value: 101,000 Market: 0 Agricultural: 0 Common: 101,000 PRINTED 07/09/2026 BY SYS