



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
---------	--	----------	----

NEIGHBORHOOD/LOC	4005.00
------------------	---------

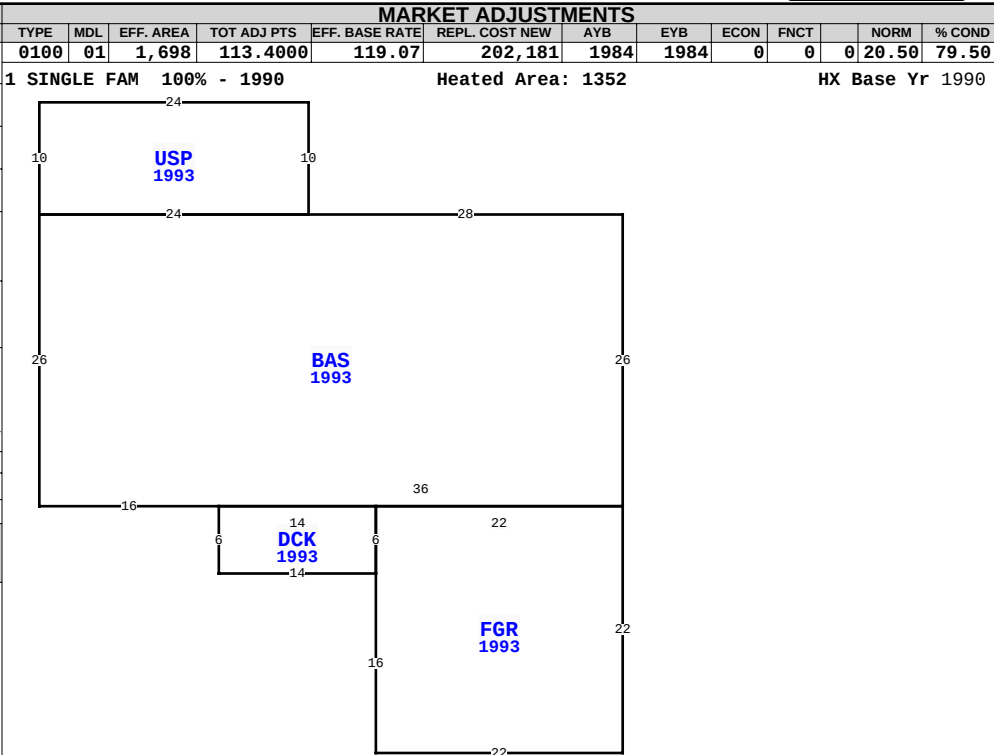
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1993	1,352	127,981
DCK	84	10	1993	8	758
FGR	484	55	1993	266	25,180
USP	240	30	1993	72	6,816

TOTALS	2,160			1,698	160,734
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	1242	WD DECK A	0	100	14	10	140.00	SF	10.00
4	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0007	OR	0.00	0.00	1.13

REVIEW DATE	01/01/2023	BY	CD
-------------	------------	----	----



95007 DIRT RD, 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	51.5	1,803	
2	1242	WD DECK A	0	100	14	10	140.00	SF	10.00	10.00	100	1993	1993	3	20	280	
4	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2000	2000	3	26	5,242	

TOTAL OB/XF													7,325	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
OR	0.00	0.00	1.13	AC		1.00	1.00	1.00	100,000.00	100,000.00	1			

Total Acres: 1.13	Total Land Value: 113,000	Market: 0	Agricultural: 0	Common: 113,000
-------------------	---------------------------	-----------	-----------------	-----------------

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		160,734			
TOTAL MARKET OB/XF VALUE		7,325			
TOTAL LAND VALUE - MARKET		113,000			
TOTAL MARKET VALUE		281,059			
SOH/AGL Deduction		166,118			
ASSESSED VALUE		114,941			
TOTAL EXEMPTION VALUE		HX HB SL WR		114,941	
BASE TAXABLE VALUE		0			
TOTAL JUST VALUE		281,059			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		280,498			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-0829	NEW CONSTR	500	03/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0573/1142	7/05/1989	WD	Q	I	
GRANTOR: MILLICAN CHARLES III					SALE PRICE
GRANTEE: DUTKIEWICZ GERALD V					70,000
0412/0001	2/01/1984	WD	Q	V	
GRANTOR:					6,500
GRANTEE:					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W28 USP=[YR=1993] N10 W24 S10 E24\$ W24 S26 E16									
DCK=[YR=1993] S6 E14 FGR=[YR=1993] S16 E22 N22 W22 S6\$ N6									
W14\$ E36 N26\$.									