

PT OF GOVT LOT 3
IN OR 590/788
EX 23-4 & 23-5

KNAPP DIANA/MCCONE JEFFREY ET AL
95160 DIRT RD
FERNANDINA BEACH, FL 32034

2026

32-2N-28-0000-0023-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
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	1,739	100	1993	1,739	60,293
FEP	324	85	1999	275	9,535
TOTALS	2,063			2,014	69,827

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1242	WD DECK A	0	0	30	16	480.00	SF	10.00		
2	0510	GARAGE WD-	0	0	24	24	576.00	SF	35.00		
3	0350	CARPORT WD	0	0	12	24	288.00	SF	13.00		
4	0350	CARPORT WD	0	0	20	24	480.00	SF	13.00		
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00		
7	0940	SHEDS/PORT	0	0	20	14	280.00	SF	30.00		
8	0681	POLE SHED	0	0	18	16	288.00	SF	15.00		
9	0350	CARPORT WD	0	0	30	17	510.00	SF	13.00		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0		OR	0.00	0.00	2.00	AC	
2	009530	C	POND	0		OR			0.26	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,014	135.9600	115.57	232,758	1990	1993	0	0	0 70.00	30.00
1 M/H 93- 0% - 2025 Heated Area: 2014 HX Base Yr											
95160 DIRT RD, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		69,827	
TOTAL MARKET OB/XF VALUE		18,415	
TOTAL LAND VALUE - MARKET		200,650	
TOTAL MARKET VALUE		288,892	
SOH/AGL Deduction		0	
ASSESSED VALUE		288,892	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		288,892	
TOTAL JUST VALUE		288,892	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		311,811	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00209285	GARAGE	29,700	01/01/2002
992781	MH MOVE-ON	0	07/01/1999
7609	XF0B	1,920	10/15/1991
8196	MH MOVE-ON	36,000	06/04/1990
8137	MH MOVE-ON	36,000	04/17/1990
6313	XF0B	9,792	02/26/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2720/1278	6/22/2024	FJ U	I	11		0	
GRANTOR: MCCONE ROBERT B EST							
GRANTEE: KNAPP DIANA							
0590/0788	2/13/1990	WD Q	V			50,000	
GRANTOR: WEEKS D H & P R							
GRANTEE: MCCONE R B & H P							

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

BUILDING DIMENSIONS											
BAS=[YR=1993] W65 FEP=[YR=1999] W12 S27 E12 N27\$ S27 E35 N1 E16 S1 E14 N27\$.											