W1/2 OF W1/2
IN OR 1772/1162
2012 JACB DW/MH

LESTER ALAN D
95076 DIRT ROAD
FERNANDINA BEACH, FL 32034

2026

32-2N-28-0000-0023-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

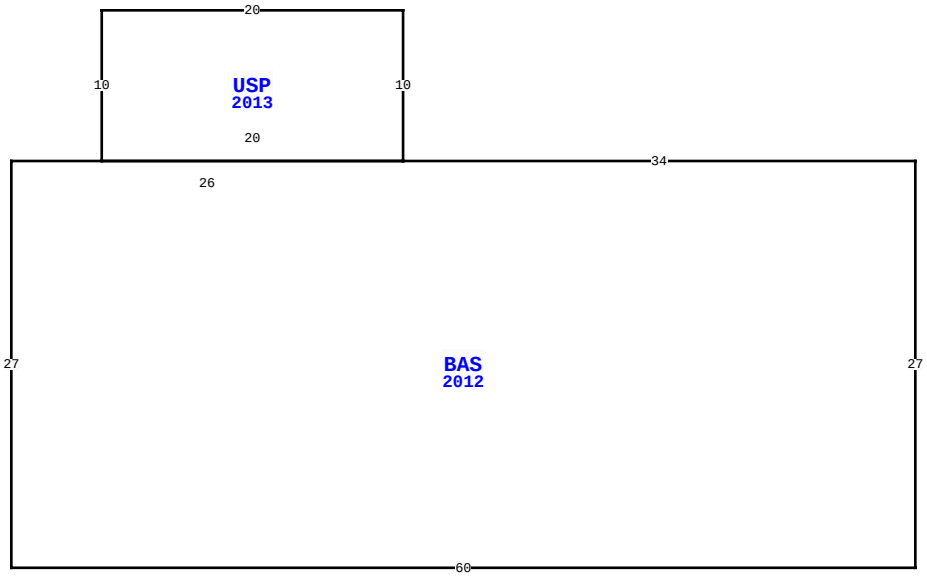
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2012	1,620	124,060
USP	200	50	2013	100	7,658
TOTALS	1,820			1,720	131,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,720	128.9200	116.03	199,572	2012	2012	0	0	0	34.00	66.00

1 M/H 94+ 100% - 2013 Heated Area: 1620 HX Base Yr 2013



95076 DIRT RD, 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		131,718
TOTAL MARKET OB/XF VALUE		14,165
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		245,883
SOH/AGL Deduction		115,251
ASSESSED VALUE		130,632
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		79,221
TOTAL JUST VALUE		245,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327394	NEW CONSTR	11,724	07/01/2013
B25821	GARAGE	28,594	03/01/2012
C5389	CO ISSUED	0	02/14/2012
M16824	H/AC	0	01/01/2012
P15590	NEW CONSTR	0	01/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1772/1162	12/23/2011	WD	Q	I	02	29,900
GRANTOR: FINCH DEBBIE LYNN						
GRANTEE: LESTER ALAN D						
1105/1528	1/07/2003	QC	Q	I	06	100
GRANTOR: MCCONE ROBERT & HAZEL						
GRANTEE: FINCH DEBBIE LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W34USP=[YR=2013] N10 W20 S10 E20 $ W26 S27E60 N27 $.

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
2	0510	GARAGE WD-	0	100	25	24	600.00	SF	35.00	35.00	100	2012	2012	3	60	12,600	
3	0351	CARPORT MT	0	100	10	25	250.00	SF	10.00	10.00	100	2012	2012	3	45	1,125	
4	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2014	2014	3	55	440	

LAND DESCRIPTION

TOTAL OB/XF 14,165

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	100		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