

LOT 2
IN OR 2024/312
TIMBERLAKE PHASE 1 PBK 8/95

GAINES HERMAN N JR & GLORIA S
95018 TIMBERLAKE DR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0002-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																					
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																					
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																			
Exterior Wall	05	AVERAGE 70								0100	01	2,097	110.0001	99.28	208,190	2015	2015	0	0	0	3.00	97.00	VALUATION BY																																		
Exterior Wall	10	ABOVE AVG 30								1 SINGLE FAM - 100% - 2017										Heated Area: 1856										HX Base Yr 2017										STANDARD																	
Roof Structur	03	GABLE/HIP 100								PTO 2015 BAS 2015 FGR 2015																				Tax Group: 4								Tax Dist:																			
Roof Cover	03	COMP SHNGL 100																												BUILDING MARKET VALUE								201,944																			
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE								10,080																			
Interior Floo	14	CARPET 70																												TOTAL LAND VALUE - MARKET								75,000																			
Interior Floo	08	SHT VINYL 30																												TOTAL MARKET VALUE								287,024																			
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction								119,457																													
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE								167,567																													
Bedrooms	4	100																		TOTAL EXEMPTION VALUE								HX HB 50,000																													
Bathrooms	2	100																		BASE TAXABLE VALUE								117,567																													
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE								287,024																													
Stories	1.	1. 100																		NCON VALUE								0																													
Units	0	100																		INCOME VALUE																																					
Occupancy	00	NONE 100																		PREVIOUS YEAR MKT VALUE								238,950																													
Quality	04	Quality Level 04																																																							
DOR CODE	0100	SINGLE FAMILY																																																							
MAP NUM		MKT AREA																																																							
NEIGHBORHOOD/LOC	4144.0100																																																								
AREA TYPE	TOTAL GROSS AREA																																							PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE															
BAS	1,856																			100	1,856	178,736																																			
FGR	420																			55	231	22,246																																			
FOP	20											30	6	578																																											
PTO	70	5	4	385																																																					
TOTALS	2,366		2,097	201,944																																																					
EXTRA FEATURES										95018 TIMBERLAKE DR, FERNANDINA BEACH																																															
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	0811	CONCRETE B	0	100	0	0	558.00	SF	5.20	5.20	100	2015	2015	3	96	2,786																																									
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2015	2015	3	96	168																																									
3	0855	CONC PAVER	0	100	0	0	175.00	SF	10.00	10.00	100	2016	2016	3	97	1,698																																									
4	0476	VF 6 SBPL	0	100	0	0	175.00	LF	32.00	32.00	100	2016	2016	3	92	5,152																																									
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276																																									
LAND DESCRIPTION										TOTAL OB/XF										10,080																																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																	
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																																								
REVIEW DATE 08/03/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																																									