LOT 4
TIMBERLAKE PHASE 1 PBK 8/95

NELLI CHERYL
95036 TIMBERLAKE DR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0004-0000

BUILDING CHARACTERISTICS

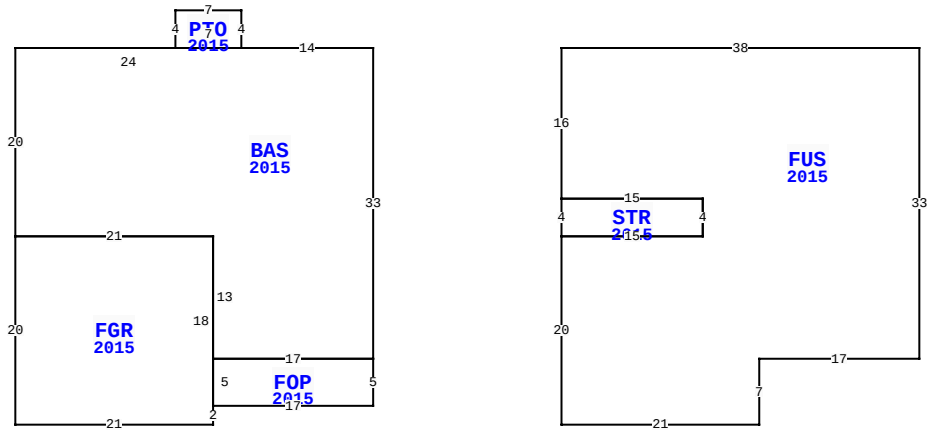
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4144.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	981	100	981	91,675
FGR	420	55	231	21,587
FOP	85	30	26	2,430
FUS	1,341	100	1,341	125,316
PTO	28	5	1	93
STR	60	10	6	561
TOTALS	2,915		2,586	241,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,586	106.7472	96.34	249,135	2015	2015	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2322 HX Base Yr 2020



95036 TIMBERLAKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		241,661
TOTAL MARKET OB/XF VALUE		2,973
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		319,634
SOH/AGL Deduction		91,174
ASSESSED VALUE		228,460
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		178,460
TOTAL JUST VALUE		319,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530818	NEW CONSTR	279,387	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2321/1431	9/20/2019	WD	U	I	11	100
GRANTOR: MARSH JENNIFER						
GRANTEE: NELLI CHERYL						
2310/1407	9/20/2019	WD	Q	I	01	242,500
GRANTOR: MARSH JENNIFER						
GRANTEE: NELLI CHERYL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 PTO=[YR=2015] N4 W7 S4 E7$ W24 S20
FGR=[YR=2015] S20 E21 N2 FOP=[YR=2015] E17 N5 W17 S5$ N18
W21$ E21 S13 E17 N33$ PTR=E20 FUS=[YR=2015] E38 S33 W17 S7
W21 N20 STR=[YR=2015] N4 E15 S4 W15$ E15 N4 W15 N16$ W20$.

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	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2015	2015	3	96	187	
2	0811	CONCRETE B	0	100	0	0	558.00	SF	5.20	5.20	100	2015	2015	3	96	2,786	

LAND DESCRIPTION

TOTAL OB/XF 2,973

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	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