LOT 7
IN OR 2004/960
TIMBERLAKE PHASE 1 PBK 8/95

FRASER JAMYE L
95052 TIMBERLAKE DR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0007-0000

BUILDING CHARACTERISTICS

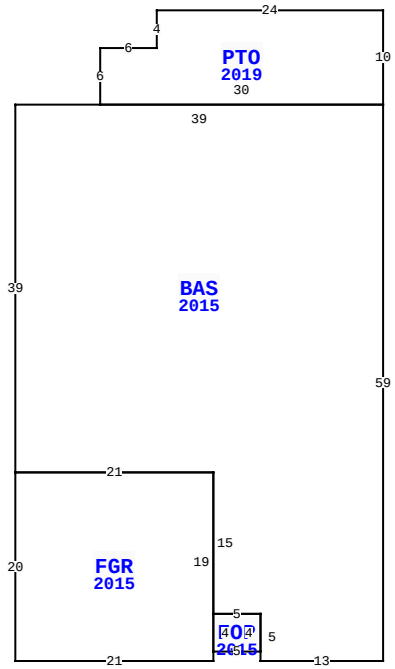
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,856	100	1,856	178,736
FGR	420	55	231	22,246
FOP	20	30	6	578
PTO	276	5	14	1,348
TOTALS	2,572		2,107	202,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,107	110.0001	99.28	209,183	2015	2015	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2016 Heated Area: 1856 HX Base Yr 2016



95052 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		202,908
TOTAL MARKET OB/XF VALUE		3,052
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		280,960
SOH/AGL Deduction		116,683
ASSESSED VALUE		164,277
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		114,277
TOTAL JUST VALUE		280,960
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530638	NEW CONSTR	228,776	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2004/0960	9/18/2015	SW	Q	I	01	176,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FRASER JAMYE L						
1985/1794	6/12/2015	SW	Q	V	05	404,300
GRANTOR: JP TIMBER LAKES LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] N10 W24 S4 W6 S6 E30$ BAS=[YR=2015] W39 S39 FGR=[YR=2015] S20 E21 N1 FOP=[YR=2015] E5 N4 W5 S4$ N19 W21$ E21 S15 E5 S5 E13 N59 $.

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	574.00	SF	5.20	5.20	100	2015	2015	3	96	2,865	

LAND DESCRIPTION

TOTAL OB/XF 3,052

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