LOT 12
TIMBERLAKE PHASE 1 PBK 8/95

MARLOWE MITZI & JOSHUA J
95078 TIMBERLAKE DRIVE
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0012-0000

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	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

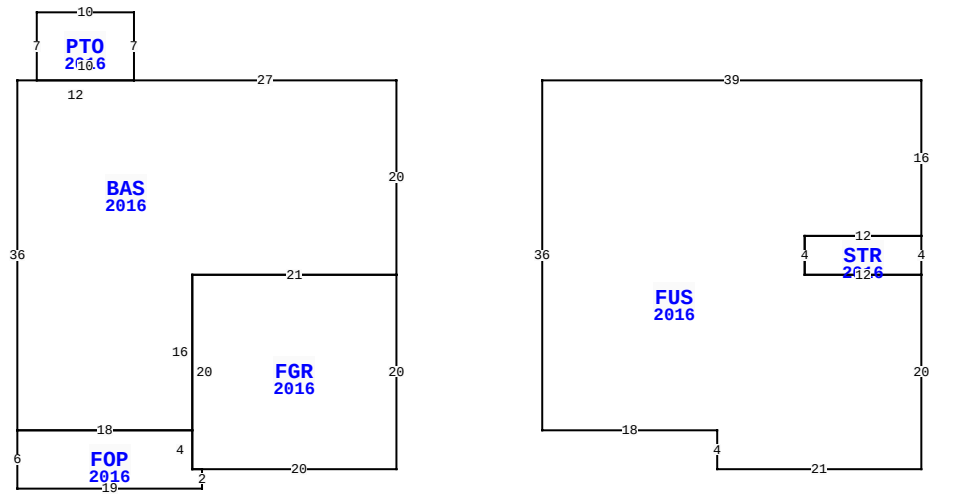
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4144.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100	1,068	102,027
FGR	420	55	231	22,067
FOP	110	30	33	3,152
FUS	1,440	100	1,440	137,564
PTO	70	5	4	382
STR	48	10	5	478
TOTALS	3,156		2,781	265,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,781	108.5616	97.98	272,482	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2508 HX Base Yr 2021



95078 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		265,670
TOTAL MARKET OB/XF VALUE		3,808
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		344,478
SOH/AGL Deduction		97,498
ASSESSED VALUE		246,980
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		196,980
TOTAL JUST VALUE		344,478
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632102	NEW CONSTR	306,474	04/18/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2393/1527	9/16/2020	WD	Q	I	01	275,000
GRANTOR: TRUST NO 95078 TIMBER						
GRANTEE: MARLOWE MITZI & JOS						
2304/1756	9/19/2019	WD	U	I	11	100
GRANTOR: MUHAIMEEN ROKEYA						
GRANTEE: TRUST NO 95085 TIMB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W27 PTO=[YR=2016] N7 W10 S7 E10$ W12 S36 FOP=[YR=2016] S6 E19 N2 FGR=[YR=2016] E20 N20 W21 S20 E1$ W1 N4 W18$ E18 N16 E21 N20$ PTR= E15 FUS=[YR=2016] E39 S16 STR=[YR=2016] S4 W12 N4 E12$ W12 S4 E12 S20 W21 N4 W18 N36$ W15$.

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	0	0	580.00	SF	6.50	6.50	100	2016	2016	3	97	3,657	
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2016	2016	3	97	151	

LAND DESCRIPTION

TOTAL OB/XF 3,808

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 01/11/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS