LOT 18
TIMBERLAKE PHASE 1 PBK 8/95

AMADOR YOLIMA GUTIERREZ
95112 TIMBERLAKE DR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0018-0000

BUILDING CHARACTERISTICS

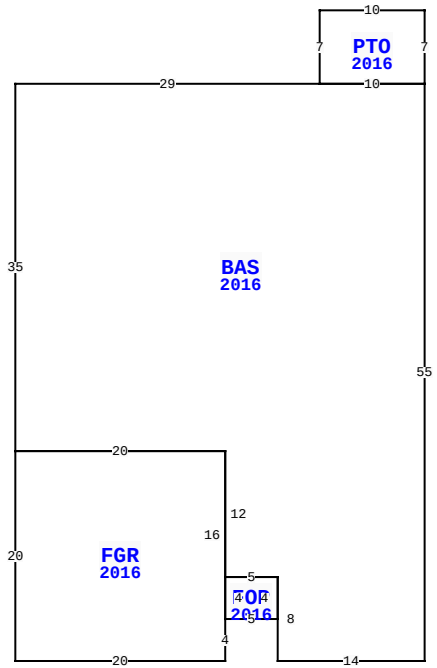
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,705	100	1,705	166,570
FGR	400	55	220	21,493
FOP	20	30	6	586
PTO	70	5	4	391
TOTALS	2,195		1,935	189,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,935	111.0291	100.20	193,887	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1705 HX Base Yr



95112 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	189,040
TOTAL MARKET OB/XF VALUE	4,189
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	268,229
SOH/AGL Deduction	0
ASSESSED VALUE	268,229
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	268,229
TOTAL JUST VALUE	268,229
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632363	CO ISSUED	0	12/28/2016
B1632363	NEW CONSTR	211,832	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2606/1692	11/16/2022	QC	U	I	11	100
GRANTOR: BELLO CECILIA & LUIS						
GRANTEE: AMADOR YOLIMA GUTIE						
2092/1158	12/30/2016	SW	Q	I	01	183,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: BELLO CECILIA & LUI						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] W10 BAS=[YR=2016] W29 S35 FGR=[YR=2016] S20 E20 N4 FOP=[YR=2016] E5 N4 W5 S4$ N16 W20$ E20 S12 E5 S8 E14 N55 W10$ N7 E10 S7$.

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	0855	CONC PAVER	0	0	0	0	581.00	SF	7.00	7.00	100	2016	2016	3	97	3,945	
2	0855	CONC PAVER	0	0	0	0	36.00	SF	7.00	7.00	100	2016	2016	3	97	244	

LAND DESCRIPTION

TOTAL OB/XF 4,189

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/11/2017 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS