LOT 21
TIMBERLAKE PHASE 1 PBK 8/95

WAGONER ALLYSON M & RYAN M
249 40TH AVE S
JACKSONVILLE BEACH, FL 32250

2023

29-2N-28-0100-0021-0000

BUILDING CHARACTERISTICS

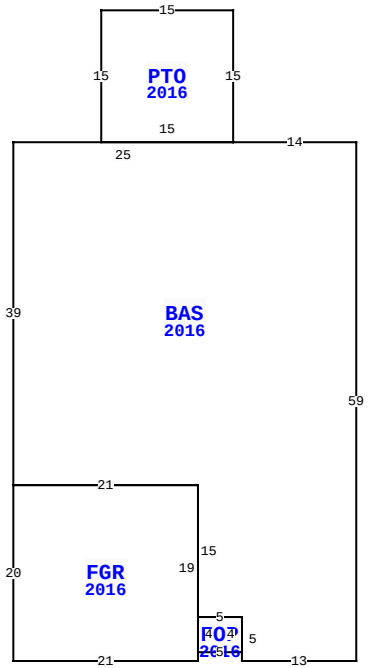
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	179,657
FGR	420	55	231	22,361
FOP	20	30	6	581
PTO	225	5	11	1,065
TOTALS	2,521		2,104	203,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,104	110.0001	99.28	208,885	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 1856 HX Base Yr



95124 TIMBERLAKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	203,663
TOTAL MARKET OB/XF VALUE	7,830
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	286,493
SOH/AGL Deduction	23,817
ASSESSED VALUE	262,676
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,676
TOTAL JUST VALUE	286,493
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531395	CO ISSUED	0	02/29/2016
B1531395	NEW CONSTR	0	11/09/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2487/1855	8/16/2021	WD	Q	I	01	285,000
GRANTOR: KELLEY CHRISTINA M						
GRANTEE: WAGONER ALLYSON M &						
2231/0469	10/16/2018	WD	Q	I	02	224,900
GRANTOR: PRICE ALBERT G JR						
GRANTEE: KELLEY CHRISTINA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 PTO=[YR=2016] N15 W15 S15 E15$ W25 S39
FGR=[YR=2016] S20 E21 N1 FOP=[YR=2016] 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	0811	CONCRETE B	0	0	0	0	603.00	SF	5.20	5.20	100	2016	2016	3	97	3,042	
2	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	2016	2016	3	97	151	
3	0462	ST/AL FNC	0	0	0	0	552.00	SF	10.00	10.00	100	2016	2016	3	84	4,637	

LAND DESCRIPTION

TOTAL OB/XF 7,830

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