

LOT 26
IN OR 2124/394
TIMBERLAKE PHASE 3 PBK 8/168

DIX LENARD R & ROBERTA L
95042 CHESWICK OAKS DRIVE
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0026-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
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	4144.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	184,125
FGR	420	55	231	22,916
FOP	20	30	6	595
PTO	70	5	4	397
TOTALS	2,366		2,097	208,033

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,097	112.1610	101.23	212,279	2017	2017	0	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2018 Heated Area: 1856 HX Base Yr 2018												
95042 CHESWICK OAKS DR, FERNANDINA BEACH												
BLD DATE XE DATE INC DATE LGL DATE LAND DATE AG DATE												

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				208,033			
TOTAL MARKET OB/XF VALUE				3,142			
TOTAL LAND VALUE - MARKET				75,000			
TOTAL MARKET VALUE				286,175			
SOH/AGL Deduction				103,150			
ASSESSED VALUE				183,025			
TOTAL EXEMPTION VALUE				HX HB DX SX 105,000			
BASE TAXABLE VALUE				78,025			
TOTAL JUST VALUE				286,175			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				249,045			
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