LOT 29
TIMBERLAKE PHASE 3 PBK 8/168

**PARSONS HARRY J III & LEANDRA**
95054 CHESWICK OAKS DRIVE
FERNANDINA BEACH, FL 32034

**2023**

**29-2N-28-0100-0029-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

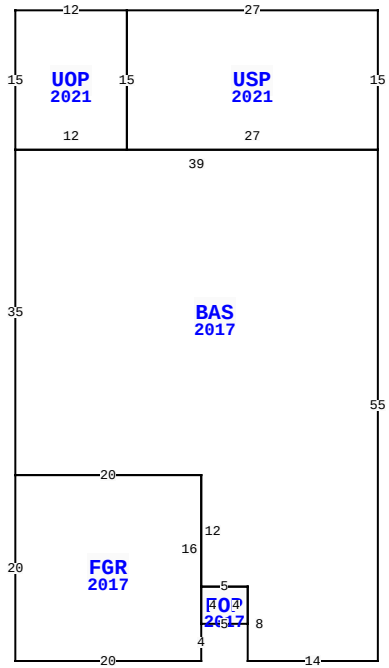
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 90 |
| Interior Floo | 14 | CARPET 10 |
| Air Condition | 03 | CENTRAL 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 | 1,705 | 100 | 1,705 | 173,489 |
| FGR | 400 | 55 | 220 | 22,386 |
| FOP | 20 | 30 | 6 | 611 |
| UOP | 180 | 20 | 36 | 3,663 |
| USP | 405 | 30 | 122 | 12,414 |
| TOTALS | 2,710 | | 2,089 | 212,563 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,089 | 115.0422 | 103.83 | 216,901 | 2017 | 2017 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SINGLE FAM – 100% - 2021 Heated Area: 1705 HX Base Yr 2021




95054 CHESWICK OAKS DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 212,563 |
| TOTAL MARKET OB/XF VALUE | | 8,126 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 295,689 |
| SOH/AGL Deduction | | 86,511 |
| ASSESSED VALUE | | 209,178 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 154,178 |
| TOTAL JUST VALUE | | 295,689 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 255,640 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2006655 | SCRN ENCLSR | 15,214 | 10/01/2020 |
| 17004030 | CO ISSUED | 0 | 05/08/2017 |
| 1700625 | NEW CONSTR | 211,833 | 01/30/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2348/1451 | 3/20/2020 | WD | Q | I | 01 | 219,000 |
| GRANTOR: JOHNSON SKYE E | | | | | | |
| GRANTEE: PARSONS HARRY J III | | | | | | |
| 2133/1143 | 7/13/2017 | SW | Q | I | 01 | 184,500 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: JOHNSON SKYE E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

USP=[YR=2021] N15 W27 UOP=[YR=2021] W12 S15 E12 N15$ S15 E27$ BAS=[YR=2017] W39 S35 FGR=[YR=2017] S20 E20 N4 FOP=[YR=2017] E5 N4 W5 S4$ N16 W20$ E20 S12 E5 S8 E14 N55 $.

## 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 | 100 | 0 | 0 | 610.00 | SF | 5.20 | 5.20 | 100 | 2017 | 2017 | 3 | 97 | 3,077 | |
| 2 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 90.00 | LF | 32.00 | 32.00 | 100 | 2018 | 2018 | 3 | 95 | 2,736 | |
| 3 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2018 | 2018 | 3 | 95 | 285 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 78 | 4 | 312.00 | SF | 6.50 | 6.50 | 100 | 2021 | 2021 | 3 | 100 | 2,028 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,126

| 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 08/09/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS