

LOT 35
IN OR 2122/1039
TIMBERLAKE PHASE 3 PBK 8/168

ODOM MISTY M & JEREMY G
95061 CHESWICK OAKS DRIVE
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0035-0000



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 70
Interior Floo	08	SHT VINYL 30
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

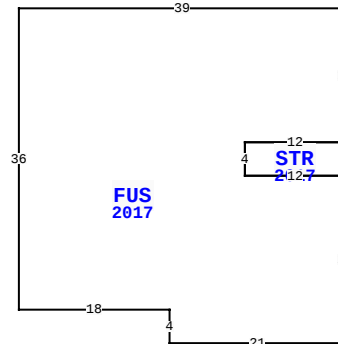
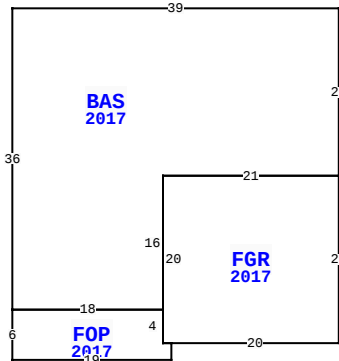
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4144.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100	1,068	103,785
FGR	420	55	231	22,448
FOP	110	30	33	3,207
FUS	1,440	100	1,440	139,934
STR	48	10	5	486
TOTALS	3,086		2,777	269,860

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	571.00	SF	5.20	5.20	100	2017

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,777	109.8720	99.16	275,367	2017	2017	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2018											
Heated Area: 2508											
HX Base Yr 2018											



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										269,860	
TOTAL MARKET OB/XF VALUE										2,880	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										347,740	
SOH/AGL Deduction										119,517	
ASSESSED VALUE										228,223	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										178,223	
TOTAL JUST VALUE										347,740	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										303,142	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004256	CO ISSUED	0	05/12/2017
1700435	NEW CONSTR	304,912	01/23/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE	Q U	V I	RSN CD	SALE PRICE
2122/1039	5/25/2017	SW	Q	I	01	221,800

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: ODOM MISTY M & JERE

BUILDING NOTES											
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BUILDING DIMENSIONS
BAS=[YR=2017] W39 S36 FOP=[YR=2017] S6 E19 N2 FGR=[YR=2017] E20 N20 W21 S20 E1\$ W1 N4 W18\$ E18 N16 E21 N20 \$ PTR=[YR=2017] E30 FUS=[YR=2017] E39 S16 STR=[YR=2017] S4 W12 N4 E12\$ W12 S4 E12 S20 W21 N4 W18 N36\$ W30\$.