LOT 38
IN OR 2117/710
TIMBERLAKE PHASE 3 PBK 8/168

GOODMAN LARRY S & SANDRA L
P O BOX 16106
FERNANDINA BEACH, FL 32035

2023

29-2N-28-0100-0038-0000

NASSAU COUNTY PROPERTY

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BUILDING CHARACTERISTICS

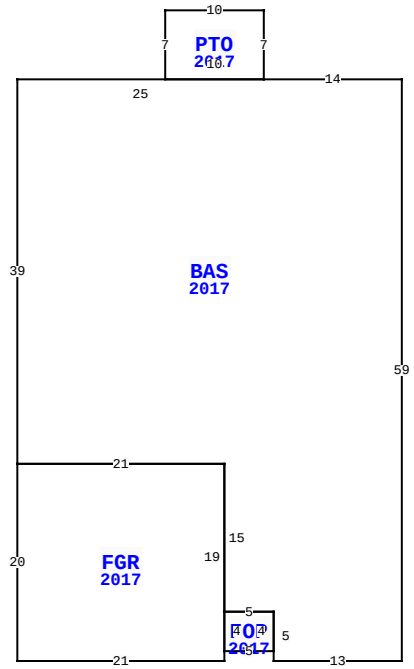
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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% - 2019 Heated Area: 1856 HX Base Yr 2019



95049 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		208,033
TOTAL MARKET OB/XF VALUE		2,825
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		285,858
SOH/AGL Deduction		89,432
ASSESSED VALUE		196,426
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		146,426
TOTAL JUST VALUE		285,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633434	NEW CONSTR	0	11/22/2017
17003768	CO ISSUED	0	04/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2117/0710	4/28/2017	SW	Q	I	01	191,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: GOODMAN LARRY S & S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 PTO=[YR=2017] N7 W10 S7 E10$ W25 S39
FGR=[YR=2017] S20 E21 N1 FOP=[YR=2017] 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	100	0	0	560.00	SF	5.20	5.20	100	2017	2017	3	97	2,825	

LAND DESCRIPTION

TOTAL OB/XF 2,825

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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/06/2017 BY SB Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS