LOT 40
IN OR 2127/676
TIMBERLAKE PHASE 3 PBK 8/168

MOYER EDWARD P & MICHELE K
95041 CHESWICK OAKS DR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0040-0000

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	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

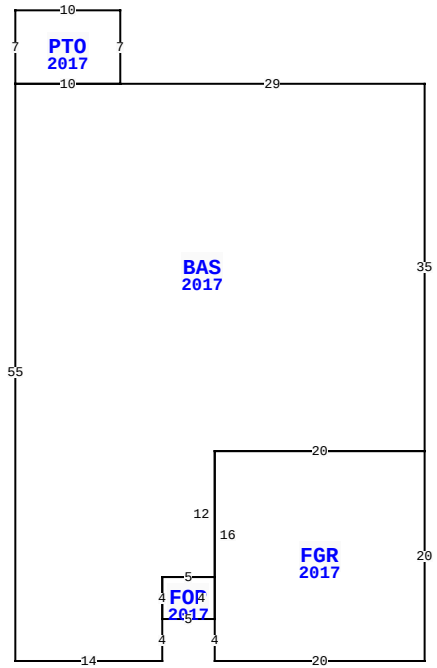
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4144.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,705	100	1,705	170,683
FGR	400	55	220	22,024
FOP	20	30	6	601
PTO	70	5	4	401
TOTALS	2,195		1,935	193,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,935	113.1900	102.15	197,660	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1705 HX Base Yr 2018



95041 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		193,707
TOTAL MARKET OB/XF VALUE		3,183
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		271,890
SOH/AGL Deduction		96,370
ASSESSED VALUE		175,520
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		120,520
TOTAL JUST VALUE		271,890
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004796	CO ISSUED	0	05/31/2017
B1701097	NEW CONSTR	211,832	02/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2127/0676	6/15/2017	SW	Q	I	01	183,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: MOYER EDWARD P & MI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W29 PTO=[YR=2017] N7 W10 S7 E10$ W10 S55 E14 N4 FOP=[YR=2017] E5 FGR=[YR=2017] S4 E20 N20 W20 S16$ N4 W5 S4$ N4 E5 N12 E20 N35$.

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	631.00	SF	5.20	5.20	100	2017	2017	3	97	3,183	

LAND DESCRIPTION

TOTAL OB/XF 3,183

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 05/10/2017 BY SB Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS