LOT 46
TIMBERLAKE PHASE 3 PBK 8/168

FKH SFR PROPCO J LP
1850 PARKWAY PL STE 900
MARIETTA, GA 30067

2023

29-2N-28-0100-0046-0000

BUILDING CHARACTERISTICS

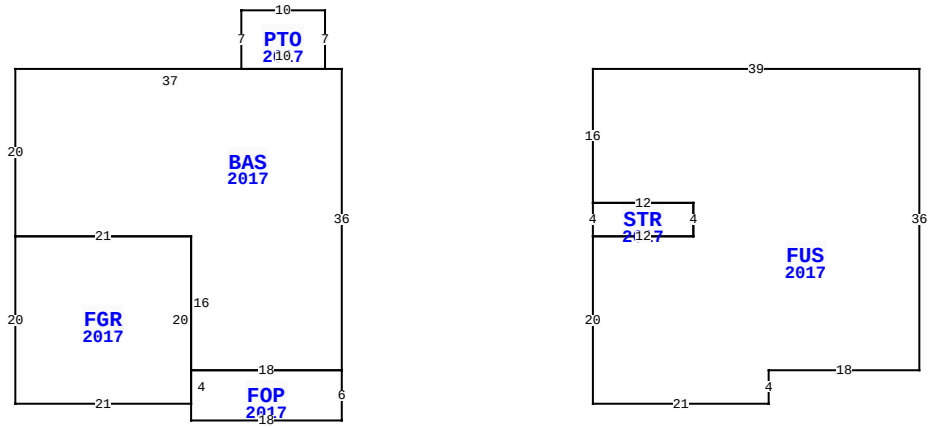
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	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	108	30	32	3,110
FUS	1,440	100	1,440	139,934
PTO	70	5	4	389
STR	48	10	5	486
TOTALS	3,154		2,780	270,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,780	109.8720	99.16	275,665	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2508 HX Base Yr



95154 TIMBERLAKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	270,152
TOTAL MARKET OB/XF VALUE	3,526
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	348,678
SOH/AGL Deduction	0
ASSESSED VALUE	348,678
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	348,678
TOTAL JUST VALUE	348,678
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701307	NEW CONSTR	305,245	02/17/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2546/0599	3/10/2022	WD	Q	I	01	469,900
GRANTOR: BUCKLEY JUSTIN K & CO						
GRANTEE: FKH SFR PROPCO J LP						
2407/1405	11/09/2020	WD	Q	I	01	284,000
GRANTOR: BRIDE PATRICK C & KAY						
GRANTEE: BUCKLEY JUSTIN K &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W2 PTO=[YR=2017] N7 W10 S7 E10$ W37 S20 FGR=[YR=2017] S20 E21 FOP=[YR=2017] S2 E18 N6 W18 S4$ N20 W21$ E21 S16 E18 N36$ PTR=[YR=2017] E30 FUS=[YR=2017] E39 S36 W18 S4 W21 N20 STR=[YR=2017] N4 E12 S4 W12 $ E12 N4 W12 N16$ W30$.

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	0	0	0	699.00	SF	5.20	5.20	100	2017	2017	3	97	3,526	

LAND DESCRIPTION

TOTAL OB/XF 3,526

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 07/08/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS