

LOT 47
IN OR 2133/1167
TIMBERLAKE PHASE 3 PBK 8/168

KEYES JACOB J
95158 TIMBERLAKE DR
FERNANDINA BEACH, FL 32034

2023

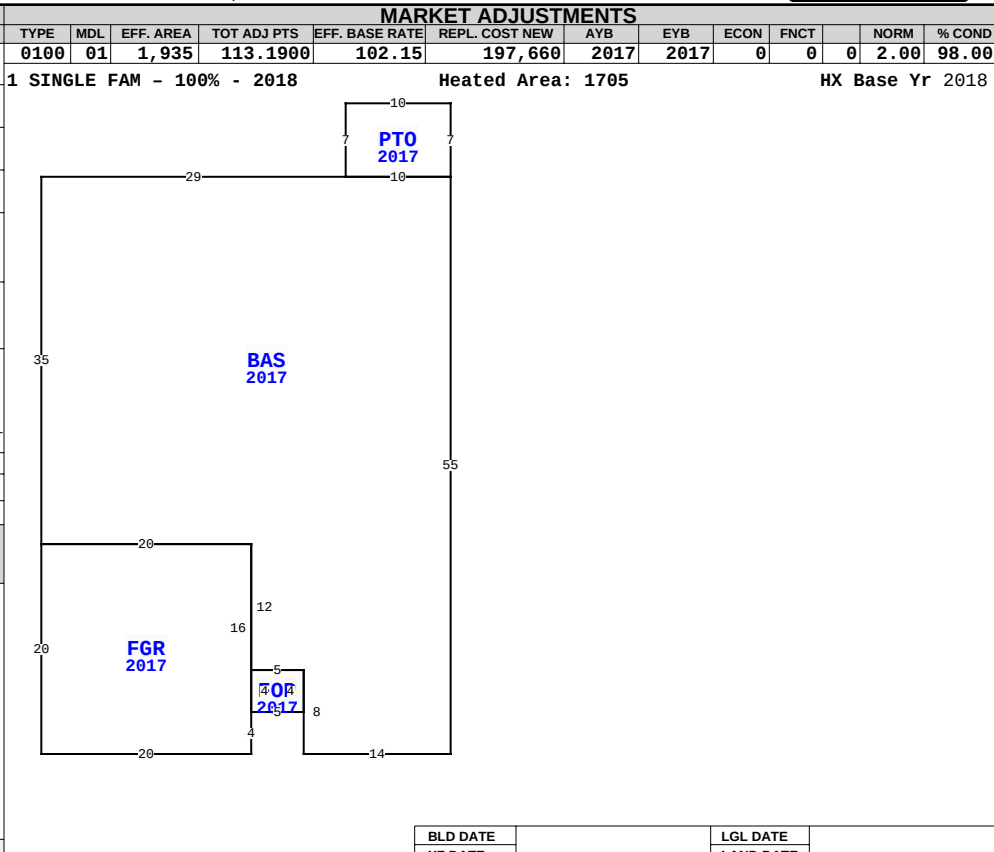
29-2N-28-0100-0047-0000



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		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



95158 TIMBERLAKE DR, FERNANDINA BEACH											XF DATE		LAND DATE	
											INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES				
846.00	SF	5.20	5.20	100	2017	2017	3	97	4,267					

LAND DESCRIPTION										TOTAL OB/XF										4,267	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00					
		</																			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		193,707	
TOTAL MARKET OB/XF VALUE		4,267	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		272,974	
SOH/AGL Deduction		96,851	
ASSESSED VALUE		176,123	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		126,123	
TOTAL JUST VALUE		272,974	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		237,070	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701308	NEW CONSTR	210,268	02/17/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2133/1167	7/13/2017	WD	Q	I	01	182,300	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: KEYES JACOB J							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
PTO=[YR=2017] W10 S7 BAS=[YR=2017] W29 S35 FGR=[YR=2017] S20 E20 N4 FOP=[YR=2017] E5 N4 W5 S4\$ N16 W20\$ E20 S12 E5 S8 E14 N55 W10\$ E 10 N7\$.									