



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	08	SHT VINYL 30		
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
FSP	144	40	58	5,754
PTO	120	5	6	595
TOTALS	2,560		2,157	213,986

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,157	112.1610	101.23	218,353	2017	2017	0	0	0	2.00	98.00
1 SINGLE FAM - 50% - 2018												
Heated Area: 1856												
HX Base Yr 2018												
95178 TIMBERLAKE DR, FERNANDINA BEACH												

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					213,986				
TOTAL MARKET OB/XF VALUE					2,779				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					291,765				
SOH/AGL Deduction					105,060				
ASSESSED VALUE					186,705				
TOTAL EXEMPTION VALUE					HA HAB SX 100,000				
BASE TAXABLE VALUE					86,705				
TOTAL JUST VALUE					291,765				
NCON VALUE					81,645				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					254,080				