LOT 54
IN OR 2140/1353
TIMBERLAKE PHASE 3 PBK 8/168

SAUNDERS WILLIAM E & MICHELLE M
95186 TIMBERLAKE DRIVE
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0054-0000

BUILDING CHARACTERISTICS

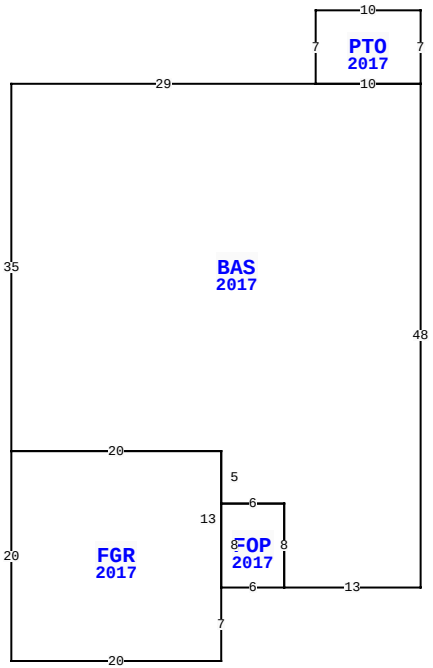
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,564	100	1,564	159,770
FGR	400	55	220	22,474
FOP	48	30	14	1,430
PTO	70	5	4	409
TOTALS	2,082		1,802	184,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,802	115.5000	104.24	187,840	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1564 HX Base Yr 2018



95186 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		184,083
TOTAL MARKET OB/XF VALUE		2,724
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		261,807
SOH/AGL Deduction		93,230
ASSESSED VALUE		168,577
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		118,577
TOTAL JUST VALUE		261,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006811	CO ISSUED	0	07/31/2017
17002885	NEW CONSTR	198,434	04/04/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2140/1353	8/15/2017	SW	Q	I	01	179,500

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: SAUNDERS WILLIAM E

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2017] W10 S7 BAS=[YR=2017] W29 S35 FGR=[YR=2017] S20 E20 N7 FOP=[YR=2017] E6 N8 W6 S8$ N13 W20$ E20 S5 E6 S8 E13 N48 W10$ E10 N7$.

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	540.00	SF	5.20	5.20	100	2017	2017	3	97	2,724	

LAND DESCRIPTION

TOTAL OB/XF 2,724

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 08/07/2017 BY SB Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS