LOT 58
TIMBERLAKE PHASE 3 PBK 8/168

ROBBINS SHELLBY LATRELL
95175 TIMBERLAKE DRIVE
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

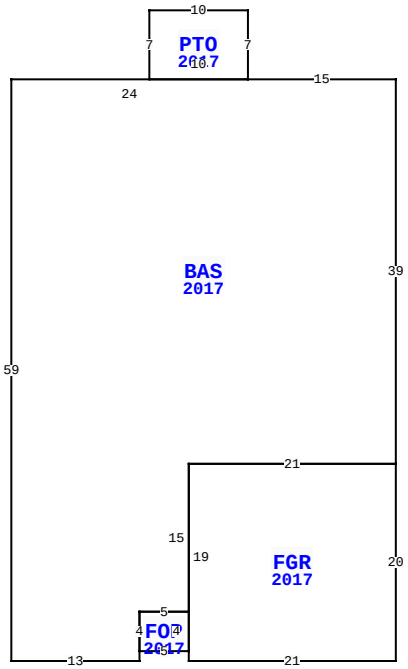
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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
PTO	70	5	4	397
TOTALS	2,366		2,097	208,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,097	112.1610	101.23	212,279	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1856 HX Base Yr 2019



95175 TIMBERLAKE 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		208,033
TOTAL MARKET OB/XF VALUE		8,222
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		291,255
SOH/AGL Deduction		117,035
ASSESSED VALUE		174,220
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,220
TOTAL JUST VALUE		291,255
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006193	CO ISSUED	0	07/12/2017
17002467	NEW CONSTR	231,150	03/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2459/0810	5/04/2021	QC	U	I	11	100
GRANTOR: ROBBINS RICKY RAY JR						
GRANTEE: ROBBINS SHELLBY LAT						
2183/0794	3/09/2018	WD	Q	I	01	227,000
GRANTOR: BURGOS ANTHONY E & JE						
GRANTEE: ROBBINS RICKY RAY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W15 PTO=[YR=2017] N7 W10 S7 E10$ W24 S59 E13 N1 FOP=[YR=2017] E5 FGR=[YR=2017] S1 E21 N20 W21 S19$ N4 W5 S4$ N4 E5 N15 E21 N39$.

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	646.00	SF	5.20	5.20	100	2017	2017	3	97	3,258	
2	0462	ST/AL FNC	0	100	40	0	160.00	SF	10.00	10.00	100	2017	2017	3	87	1,392	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	94	282	
4	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00	32.00	100	2017	2017	3	94	3,008	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 8,222

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 07/31/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS