LOT 60
TIMBERLAKE PHASE 3 PBK 8/168

95167 TIMBERLAKE DRIVE LLC
95024 BARCLAY PLACE #4A
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0060-0000

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

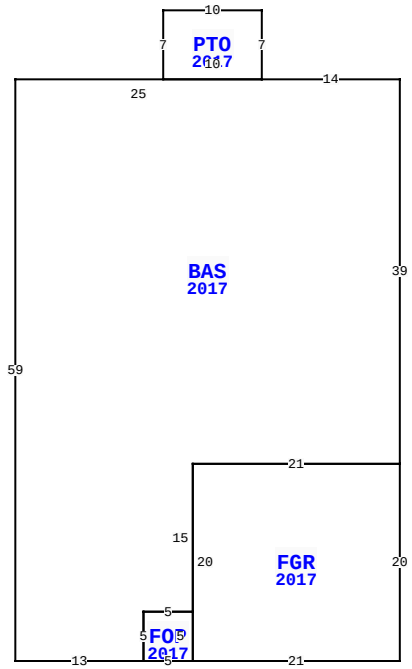
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4144.00

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	25	30	8	794
PTO	70	5	4	397
TOTALS	2,371		2,099	208,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,099	112.1610	101.23	212,482	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1856 HX Base Yr



95167 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	208,232
TOTAL MARKET OB/XF VALUE	3,248
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	286,480
SOH/AGL Deduction	0
ASSESSED VALUE	286,480
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	286,480
TOTAL JUST VALUE	286,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001469	NEW CONSTR	230,284	02/23/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2551/1535	3/24/2022	WD	U	I	11	100
GRANTOR: BARUCH ALLAN S & LUCI						
GRANTEE: 95167 TIMBERLAKE DR						
2130/1612	6/30/2017	SW	Q	I	02	195,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BARUCH ALLAN S & LU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 PTO=[YR=2017] N7 W10 S7 E10$ W25 S59 E13 FOP=[YR=2017] E5 FGR=[YR=2017] E21 N20 W21 S20$ N5 W5 S5$ N5 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	0	0	0	644.00	SF	5.20	5.20	100	2017	2017	3	97	3,248	

LAND DESCRIPTION

TOTAL OB/XF 3,248

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

REVIEW DATE 07/01/2019 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS