

LOT 66
IN OR 2012/1429
TIMBERLAKE PHASE 1 PBK 8/95

MARTIN BRADLEY D & JENNA M
95017 CHESWICK OAKS DR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0066-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4144.00
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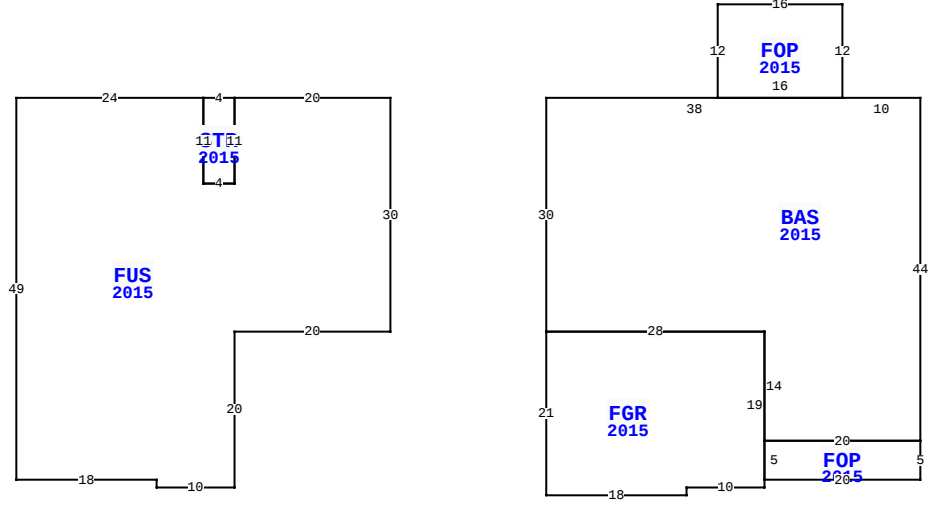
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,720	100	1,720	154,472
FGR	578	55	318	28,559
FOP	100	30	30	2,694
FOP	192	30	58	5,209
FUS	1,938	100	1,938	174,050
STR	44	10	4	359

TOTALS	4,572		4,068	365,343
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	9	3	27.00	SF	6.50	6.50	100	2015
2	0811	CONCRETE B	0 100	0	0	897.00	SF	5.20	5.20	100	2015
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2015
4	0462	ST/AL FNC	0 100	66	0	264.00	SF	10.00	10.00	100	2016
5	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2016
6	0476	VF 6 SBPL	0 100	0	0	70.00	LF	32.00	32.00	100	2016
7	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2016

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,068	102.7488	92.73	377,226	2015	2015	0	0	0	3.15
1 SINGLE FAM - 100% - 2016				Heated Area: 3658				HX Base Yr 2016			



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										365,343	
TOTAL MARKET OB/XF VALUE										11,417	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										451,760	
SOH/AGL Deduction										151,368	
ASSESSED VALUE										300,392	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										250,392	
TOTAL JUST VALUE										451,760	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										390,794	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530648	CO ISSUED	0	10/29/2015
B1530648	NEW CONSTR	446,093	06/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2012/1429	11/03/2015	SW	Q	I	02	329,100	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: MARTIN BRADLEY D &							
1985/1794	6/12/2015	SW	Q	V	05	404,300	
GRANTOR: JP TIMBER LAKES LLC							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W10 FOP=[YR=2015] N12 W16 S12 E16\$ W38 S30 FGR=[YR=2015] S21 E18 N1 E10 N1 FOP=[YR=2015] E20 N5 W20 SS\$ N19 W28\$ E28 S14 E20 N44\$ PTR = W68 FUS=[YR=2015] W20 STR=[YR=2015] W4 S11 E4 N11\$ S11 W4 N11 W24 S49 E18 S1 E10 N20 E20 N30\$ E68\$.											