

LOT 68
IN OR 2001/933
TIMBERLAKE PHASE 1 PBK 8/95

THOMPSON GREGG & LISA
95011 CHESWICK OAKS DR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0068-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
Exterior Wall	10	ABOVE AVG 70	0100	01	2,117	116.1741	104.85	221,967	2015	2015	0	0	0	3.15	96.85	STANDARD														
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2016													Heated Area: 1820														
Roof Structure	03	GABLE/HIP 100	BAS 2015													HX Base Yr 2016														
Roof Cover	03	COMP SHNGL 100	FSP 2019													PTO 2019														
Interior Wall	05	DRYWALL 100	FGR 2015													FOR 2015														
Interior Floor	14	CARPET 70																												
Interior Floor	11	CLAY TILE 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	1,820	100	1,820	184,816																										
FGR	422	55	232	23,559																										
FOP	24	30	7	711																										
FSP	120	40	48	4,874																										
PTO	200	5	10	1,016																										
TOTALS	2,586		2,117	214,975																										
EXTRA FEATURES																95011 CHESWICK OAKS DR, FERNANDINA BEACH														
L N	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	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	2015	2015	3	96	262														
2	0811	CONCRETE B	0	100	0	0	558.00	SF	5.20	5.20	100	2015	2015	3	96	2,786														
3	0462	ST/AL FNC	0	100	70	4	280.00	SF	10.00	10.00	100	2016	2016	3	84	2,352														
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276														
5	0476	VF 6 SBPL	0	100	0	0	75.00	LF	32.00	32.00	100	2016	2016	3	92	2,208														
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276														
TOTAL OB/XF																8,160														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																														