

LOT 80
IN OR 2115/1577
TIMBERLAKE PHASE 2 PBK 8/147

SKINNER CORY
95283 TANGLEWOOD DRIVE
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0080-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	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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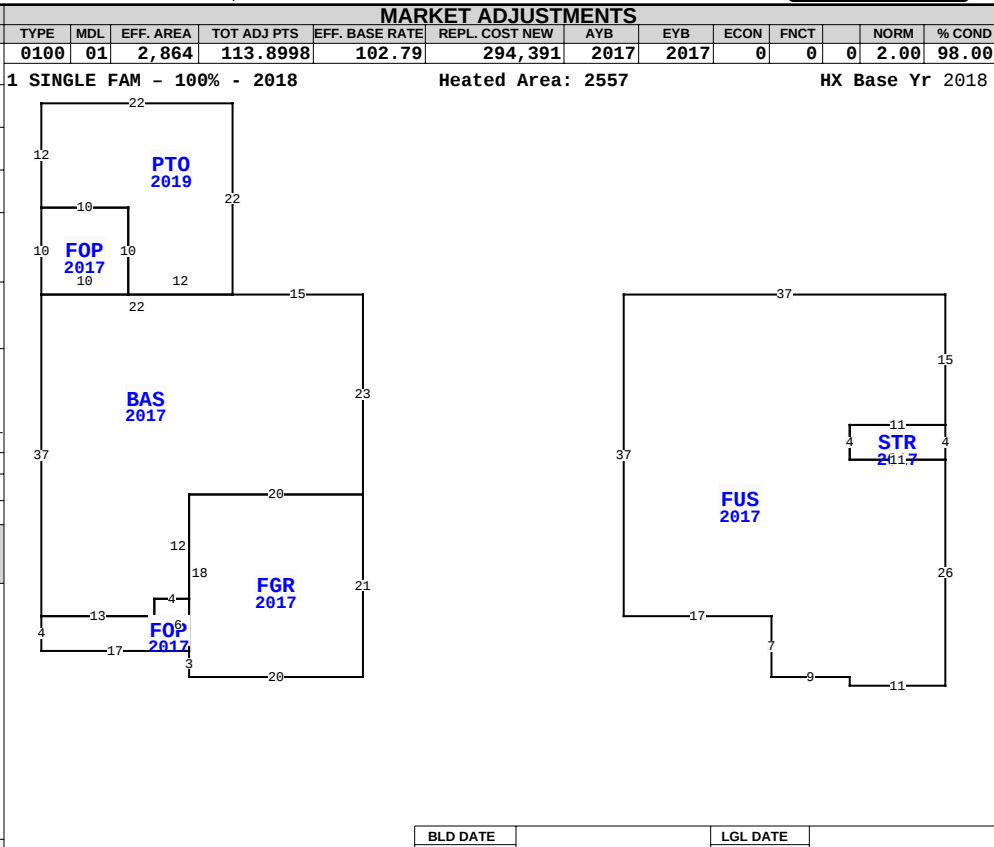
NEIGHBORHOOD/LOC	4144.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,081	100	1,081	108,894
FGR	420	55	231	23,269
FOP	76	30	23	2,317
FOP	100	30	30	3,022
FUS	1,476	100	1,476	148,684
PTO	384	5	19	1,914
STR	44	10	4	403
TOTALS	3,581		2,864	288,503

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0811	CONCRETE B	0	100	0	0	552.00	SF	5.20	5.20	100	2017	2017	3	97	2,784	
2	0462	ST/AL FNC	0	100	100	0	400.00	SF	10.00	10.00	100	2017	2017	3	87	3,480	
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	125.00	LF	32.00	32.00	100	2017	2017	3	94	3,760	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	94	282	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



TOTAL OB/XF																	10,588
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
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				288,503	
TOTAL MARKET OB/XF VALUE				10,588	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				374,091	
SOH/AGL Deduction				125,916	
ASSESSED VALUE				248,175	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				198,175	
TOTAL JUST VALUE				374,091	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				323,551	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003273	CO ISSUED	0	04/13/2017
B1633377	NEW CONSTR	311,778	11/10/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2115/1577	4/21/2017	SW	Q	I	02	295,300

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: SKINNER CORY

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=2017] W15 PTO=[YR=2019] N22 W22 S12 FOP=[YR=2017] S10 E10 N10 W10\$ E10 S10 E12\$ W22 S37 FOP=[YR=2017] S4 E17 FGR=[YR=2017] S3 E20 N21 W20 S18\$ N6 W4 S2 W13\$ E13 N2 E4 N12 E20 N23\$ PTR=[YR=2017] E30 FUS=[YR=2017] E37 S15 STR=[YR=2017] S4 W11 N4 E11\$ W11 S4 E11 S26 W11 N1 W9 N7 W17 N37\$ W30\$.						