LOT 103
TIMBERLAKE PHASE 2 PBK 8/147

CARR HOUSTON H & EMILY A
95303 MISTWOOD CT
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0103-0000

BUILDING CHARACTERISTICS

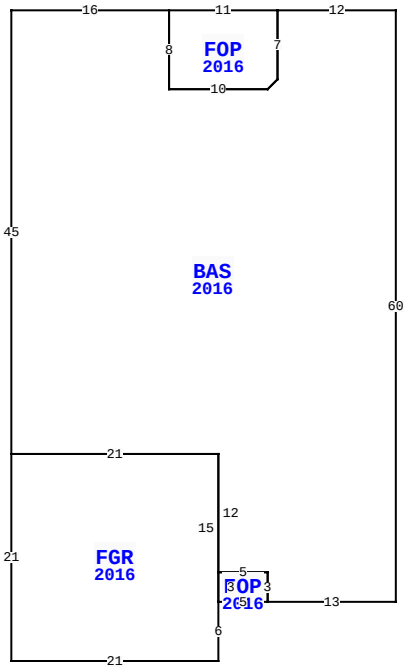
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,923	100	1,923	197,144
FGR	441	55	243	24,912
FOP	15	30	4	410
FOP	88	30	26	2,665
TOTALS	2,467		2,196	225,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,196	116.6886	105.31	231,261	2016	2016	0	0	0	2.65	97.35

1 SINGLE FAM – 100% - 2021 Heated Area: 1923 HX Base Yr 2021



95303 MISTWOOD CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		225,133
TOTAL MARKET OB/XF VALUE		10,647
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		310,780
SOH/AGL Deduction		168,537
ASSESSED VALUE		142,243
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		92,243
TOTAL JUST VALUE		310,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632254	CO ISSUED	0	11/22/2016
B1632254	NEW CONSTR	237,949	05/06/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2350/0391	3/19/2020	WD	Q	I	01	250,500
GRANTOR: PADLEY BRIAN L & AMBE						
GRANTEE: CARR HOUSTON H & EM						
2085/1104	11/22/2016	SW	Q	I	01	227,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: PADLEY BRIAN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W12 FOP=[YR=2016] W11 S8 E10 U1 R1 N7$ S7 D1 L1 W10 N8 W16 S45 FGR=[YR=2016] S21 E21 N6 FOP=[YR=2016] E5 N3 W5 S3$ N15 W21$ E21 S12 E5 S3 E13 N60$.

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	501.00	SF	5.20	5.20	100	2016	2016	3	97	2,527	
2	0810	CONCRETE A	0	100	0	0	47.00	SF	6.50	6.50	100	2016	2016	3	97	296	
3	0476	VF 6 SBPL	0	100	0	0	247.00	LF	32.00	32.00	100	2016	2016	3	92	7,272	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	92	552	

LAND DESCRIPTION

TOTAL OB/XF 10,647

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	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							

REVIEW DATE 01/11/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS