

LOT 108
IN OR 2094/1344
TIMBERLAKE PHASE 2 PBK 8/147

KNOX JAMES L & KAREN L
95324 MISTWOOD CT
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0108-0000



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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,907	100	1,907	198,437
FGR	441	55	243	25,286
FOP	43	30	13	1,353
FOP	135	30	40	4,163
USP	120	30	36	3,746
TOTALS	2,646		2,239	232,985

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0811	CONCRETE B	0	100	0	0	590.00	UT	5.20	5.20	100	2016	2016	3	97	2,976
2	0810	CONCRETE A	0	100	0	0	39.00	SF	6.50	6.50	100	2016	2016	3	97	246
3	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2021	2021	3	99	3,802

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	01/11/2023	BY	DJA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,239	118.4379	106.89	239,327	2016	2016	0	0	2.65	97.35	
1 SINGLE FAM - 100% - 2018												
Heated Area: 1907												
HX Base Yr 2018												
Diagram showing building footprint and area calculations. Labels include USP 2021, FOP 2016, BAS 2016, and FGR 2016.												

95324 MISTWOOD CT, FERNANDINA BEACH

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
590.00	SF	5.20	5.20	100	2016	2016	3	97	2,976	
39.00	SF	6.50	6.50	100	2016	2016	3	97	246	
120.00	LF	32.00	32.00	100	2021	2021	3	99	3,802	

TOTAL OB/XF												7,024
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00		

Market: 0

NASSAU COUNTY PROPERTY		
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VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	232,985	
TOTAL MARKET OB/XF VALUE	7,024	
TOTAL LAND VALUE - MARKET	75,000	
TOTAL MARKET VALUE	315,009	
SOH/AGL Deduction	105,712	
ASSESSED VALUE	209,297	
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE	159,297	
TOTAL JUST VALUE	315,009	
NCON VALUE	8,284	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	267,670	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1807831	REMODEL KTA	3,800	10/01/2018
B1632156	CO ISSUED	0	01/12/2017
B1632156	NEW CONSTR	235,244	04/25/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2094/1344	1/13/2017	SW	Q	I	02	239,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: KNOX JAMES L & KARE						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=2016] W1 U2 L2 W6 D2 L2 W2 USP=[YR=2021] N8W15S8E15\$FOP=[YR=2016] W15 S9 E15 N9\$ S9 W15 N9 W1 U2 L2 W6 D2 L2 W1 S59 E11 FOP=[YR=2016] S1 E8 FGR=[YR=2016] S5 E21 N21 W21 S16\$ N6 W7 S5 W1\$ E1 N5 E7 N10 E21 N44\$.						