

LOT 109
IN OR 2117/730
TIMBERLAKE PHASE 2 PBK 8/147

SPEAKES JOSEPH E IV & HOLLY
95330 MISTWOOD COURT
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0109-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	

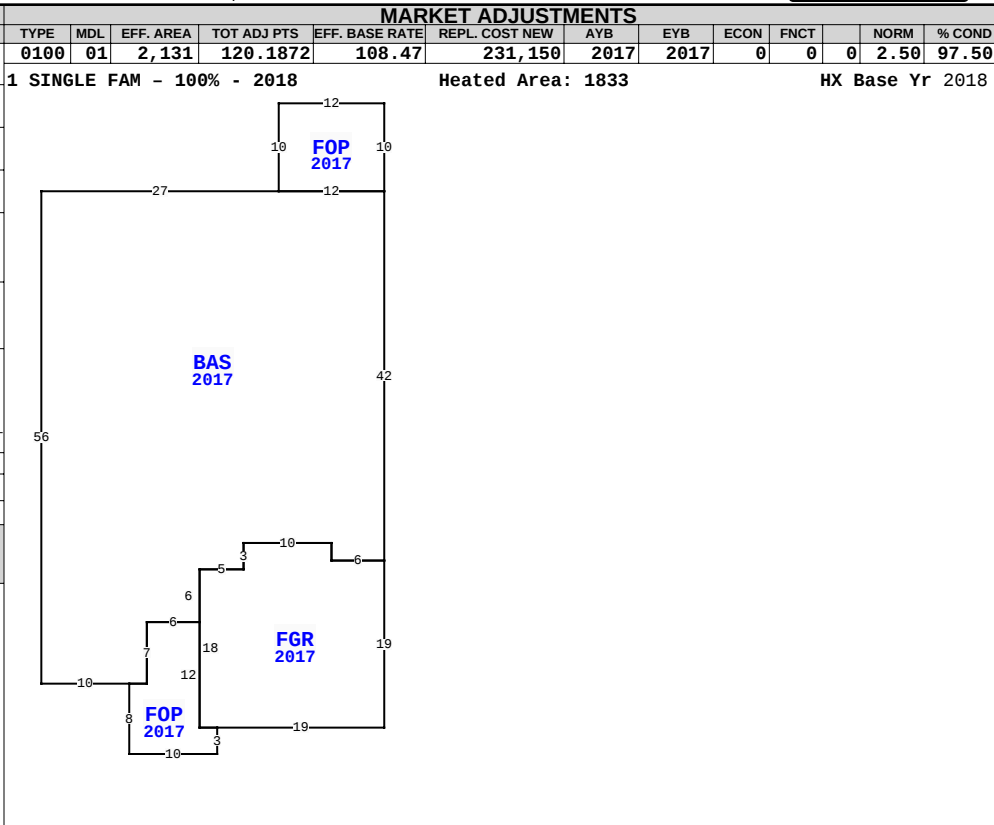
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,833	100	1,833	193,855
FGR	414	55	228	24,113
FOP	112	30	34	3,596
FOP	120	30	36	3,807

TOTALS	2,479		2,131	225,371
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	651.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

REVIEW DATE 04/06/2017 BY SB



95330 MISTWOOD CT, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	651.00	SF	5.20	5.20	100	2017	2017	3	97	3,284	

TOTAL OB/XF										3,284						
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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE										225,371				
TOTAL MARKET OB/XF VALUE										3,284				
TOTAL LAND VALUE - MARKET										75,000				
TOTAL MARKET VALUE										303,655				
SOH/AGL Deduction										106,085				
ASSESSED VALUE										197,570				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										147,570				
TOTAL JUST VALUE										303,655				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										264,333				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003274	CO ISSUED	0	04/13/2017
B1633304	NEW CONSTR	225,352	10/01/2016

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2117/0730	4/28/2017	SW	Q	I	01	226,600			
GRANTOR: D R HORTON INC-JACKSO									
GRANTEE: SPEAKES JOSEPH E IV									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2017] W12 S10 BAS=[YR=2017] W27 S56 E10									
FOP=[YR=2017] S8 E10 N3 FGR=[YR=2017] E19 N19 W6 N2 W10 S3									
W5 S18 E2\$ W2 N12 W6 S7 W2\$ E2 N7 E6 N6 E5 N3 E10 S2 E6 N42									
W12\$ E12 N10\$.									

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