LOT 124
IN OR 2014/512
TIMBERLAKE PHASE 1 PBK 8/95

GRAY LIVING TRUST/GRAY EVALENA W TRUSTEE
95010 CHESWICK OAKS DR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0124-0000

BUILDING CHARACTERISTICS

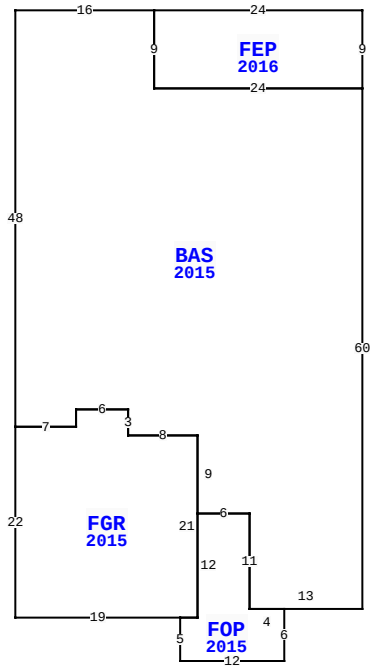
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,033	100	2,033	202,232
FEP	216	80	173	17,209
FGR	466	55	256	25,466
FOP	136	30	41	4,078
TOTALS	2,851		2,503	248,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,503	113.8032	102.71	257,083	2015	2015	0	0	0	3.15	96.85

1 SINGLE FAM – 100% - 2016 Heated Area: 2033 HX Base Yr 2016



95010 CHESWICK OAKS DR, 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		248,985
TOTAL MARKET OB/XF VALUE		18,405
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		342,390
SOH/AGL Deduction		118,044
ASSESSED VALUE		224,346
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		169,346
TOTAL JUST VALUE		342,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633018	SUNROOM	24,783	09/01/2016
B1530155	NEW CONSTR	258,956	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2014/0512	11/11/2015	WD	Q	I	01	237,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GRAY LIVING TRUST						
1967/1815	3/12/2015	SW	Q	V	05	230,500
GRANTOR: JP TIMBER LAKES LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2016] W24 BAS=[YR=2015] W16 S48 FGR=[YR=2015] S22 E19 FOP=[YR=2015] S5 E12 N6 W4 N11 W6 S12 W2$ E2 N21 W8 N3 W6 S2 W7$ E7 N2 E6 S3 E8 S9 E6 S11 E13 N60 W24 N9$ S9 E24 N9$.

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	0810	CONCRETE A	0	100	0	0	685.00	SF	6.50	6.50	100	2015	2015	3	96	4,274	
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2015	2015	3	96	168	
3	0476	VF 6 SBPL	0	100	0	0	162.00	LF	32.00	32.00	100	2016	2016	3	92	4,769	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276	
5	0855	CONC PAVER	0	100	0	0	1,300.00	SF	7.00	7.00	100	2018	2018	3	98	8,918	

LAND DESCRIPTION

TOTAL OB/XF 18,405

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 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