LOT 127
TIMBERLAKE PHASE 1 PBK 8/95

KELLY MADELINE L/E/
95028 CHESWICK OAKS DR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0127-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

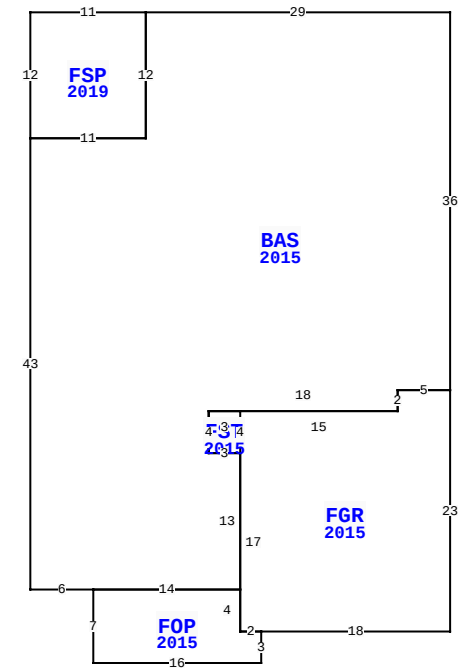
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,706	100	1,706	181,220
FGR	442	55	243	25,812
FOP	104	30	31	3,293
FSP	132	40	53	5,630
FST	12	55	7	744
TOTALS	2,396		2,040	216,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,040	121.5249	109.68	223,747	2015	2015	0	0	0	3.15	96.85

1 SINGLE FAM – 100% - 2020 Heated Area: 1706 HX Base Yr 2020



95028 CHESWICK OAKS DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		216,699
TOTAL MARKET OB/XF VALUE		51,861
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		343,560
SOH/AGL Deduction		106,988
ASSESSED VALUE		236,572
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		186,572
TOTAL JUST VALUE		343,560
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2013227	SWIM POOL-SOLAR H	4,600	01/06/2021
B2001544	SWIM POOL	32,000	02/20/2020
B1530691	CO ISSUED	0	10/19/2015
B1530691	NEW CONSTR	214,800	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2416/1097	11/14/2020	WD	U	I	11	100
GRANTOR: KELLY MADELINE						
GRANTEE: KELLY MADELINE TRUS						
2328/1994	12/27/2019	WD	Q	I	02	257,900
GRANTOR: NOVELLO JOSEPH						
GRANTEE: KELLY MADELINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W29 FSP=[YR=2019] W11 S12 E11 N12$ S12 W11 S43 E6 FOP=[YR=2015] S7 E16N3 FGR=[YR=2015] E18 N23 W5 S2 W15 FST=[YR=2015] S4 W3 N4 E3$ W3 S4 E3 S17 E2$ W2 N4 W14$ E14 N13 W3 N4 E18 N2 E5 N36$.

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	8	3	24.00	SF	6.50	6.50	100	2015	2015	3	96	150	
2	0811	CONCRETE B	0	100	0	0	609.00	SF	5.20	5.20	100	2015	2015	3	96	3,040	
3	0476	VF 6 SBPL	0	100	0	0	140.00	LF	32.00	32.00	100	2016	2016	3	92	4,122	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	92	552	
5	0855	CONC PAVER	0	100	0	0	400.00	SF	10.00	10.00	100	2016	2016	3	97	3,880	
6	1134	LANDSCP BL	0	100	20	0	60.00	SF	3.00	3.00	100	2016	2016	3	99	178	
7	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	2020	2020	3	95	31,654	
8	0855	CONC PAVER	0	100	0	0	649.00	SF	10.00	10.00	100	2020	2020	3	99	6,425	
9	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	93	1,860	

LAND DESCRIPTION

TOTAL OB/XF 51,861

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 08/17/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS