



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 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	08	SHT VINYL 40
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
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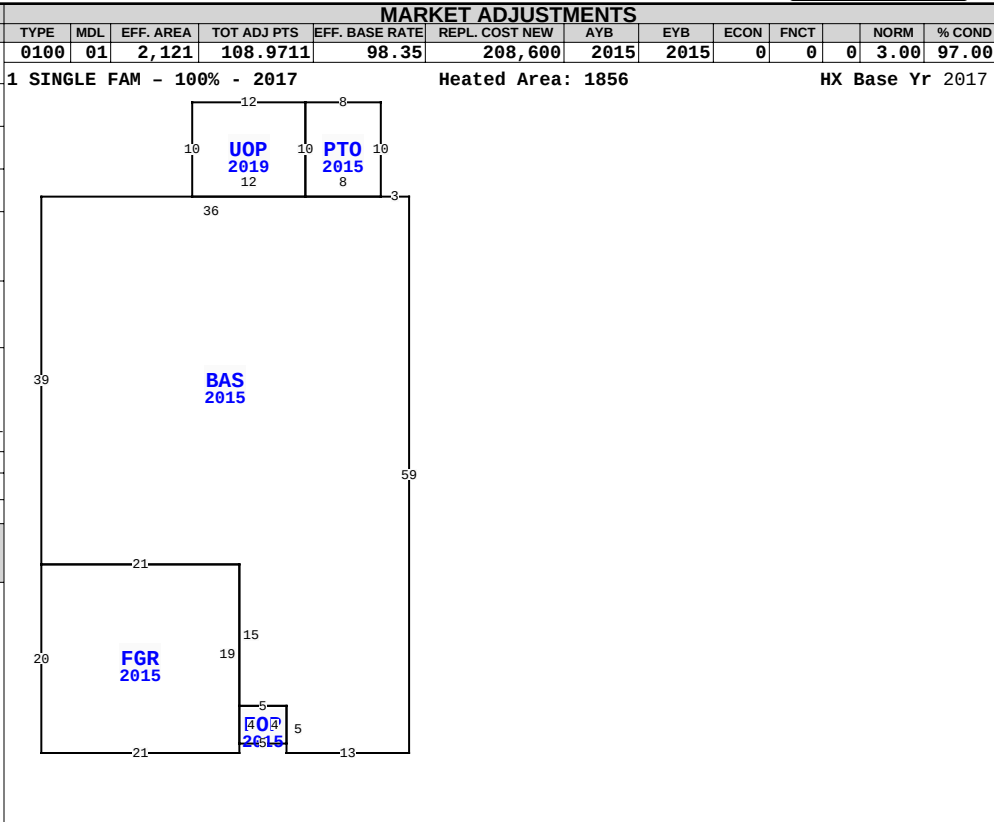
NEIGHBORHOOD/LOC	4144.0100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	177,062
FGR	420	55	231	22,037
FOP	20	30	6	572
PTO	80	5	4	381
UOP	120	20	24	2,289

TOTALS	2,496		2,121	202,342
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	552.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	
3	0476	VF 6 SBPL	0	100	0	0	30.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

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



95123 TIMBERLAKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	202,342		
TOTAL MARKET OB/XF VALUE	4,771		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	282,113		
SOH/AGL Deduction	117,320		
ASSESSED VALUE	164,793		
TOTAL EXEMPTION VALUE	HX HB WX		
BASE TAXABLE VALUE	109,793		
TOTAL JUST VALUE	282,113		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	236,288		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530649	CO ISSUED	0	10/22/2015
B1530649	NEW CONSTR	228,170	06/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2609/0155	12/19/2022	PR U	I	I	11	100	
GRANTOR: CAO MISTY PR OF JOHN							
GRANTEE: CAO MISTY L/E							
2535/1576	1/24/2022	FJ U	I	I	11	100	
GRANTOR: CAO JOHN EST							
GRANTEE: CAO MISTY L/E ET AL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W3 PTO=[YR=2015] N10 W8 UOP=[YR=2019] W12 S10 E12 N10\$ S10 E8\$ W36 S39 FGR=[YR=2015] S20 E21 N1 FOP=[YR=2015] E5 N4 W5 S4\$ N19 W21\$ E21 S15 E5 S5 E13 N59\$.											