

LOT 131
IN OR 2006/1149
TIMBERLAKE PHASE 1 PBK 8/95

CARPENTER JULIA
95119 TIMBERLAKE DR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0131-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 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 4144.0100

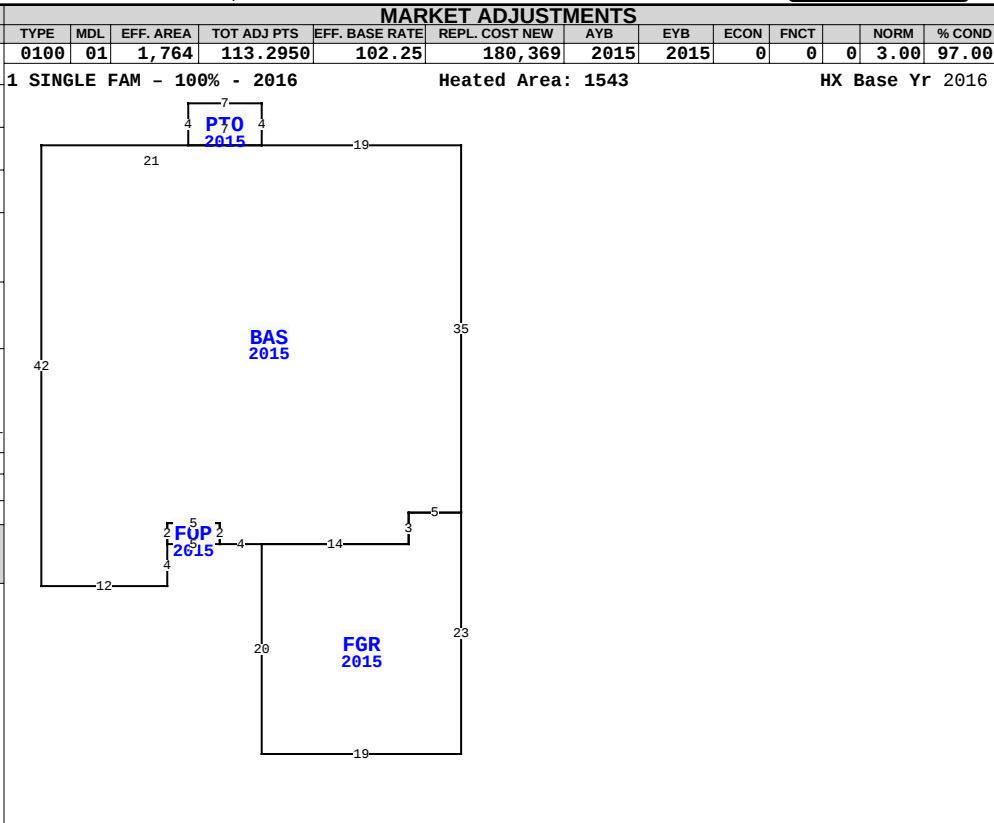
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,543	100	1,543	153,039
FGR	395	55	217	21,522
FOP	10	30	3	298
PTO	28	5	1	99

TOTALS 1,976 1,764 174,958

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	558.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	0	0	93.00	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	

REVIEW DATE 08/03/2020 BY KWA



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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										174,958	
TOTAL MARKET OB/XF VALUE										5,221	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										255,179	
SOH/AGL Deduction										106,967	
ASSESSED VALUE										148,212	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										98,212	
TOTAL JUST VALUE										255,179	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										213,611	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530756	NEW CONSTR	191,602	07/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2006/1149	9/29/2015	SW	Q	I	01	159,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CARPENTER JULIA						
1988/0377	6/25/2015	SW	Q	V	05	220,000
GRANTOR: JP TIMBER LAKES LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W19 PT0=[YR=2015] N4 W7 S4 E7\$ W21 S42 E12 N4 FOP=[YR=2015] E5 N2 W5 S2\$ N2 E5 S2 E4 FGR=[YR=2015] S20 E19 N23 W5 S3 W14\$ E14 N3 E5 N35\$.											

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