



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																							
Exterior Wall	05	AVERAGE 70	0100	01	2,097	110.0001	99.28	208,190	2016	2016	0	0	2.50	97.50	VALUATION BY STANDARD																							
Exterior Wall	10	ABOVE AVG 30	1 SINGLE FAM - 100% - 2021												Heated Area: 1856												HX Base Yr 2021											
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	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	4144.0	100																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,856	100	1,856	179,657																																		
FGR	420	55	231	22,361																																		
FOP	20	30	6	581																																		
PTO	70	5	4	387																																		
TOTALS	2,366		2,097	202,985																																		
EXTRA FEATURES					95115 TIMBERLAKE DR, FERNANDINA BEACH																																	
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	550.00	SF	5.20	5.20	100	2016	2016	3	97	2,774																						
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2016	2016	3	97	151																						
LAND DESCRIPTION																																						
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	LAND VALUE																					
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 01/18/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																						

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2397/1768	9/25/2020	WD	Q	I	01	245,000

GRANTOR: LOTT CASEY D

GRANTEE: ALEX LEO

2069/1195	8/31/2016	SW	Q	I	01	183,700
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GRANTOR: D R HORTON INC JACKSO

GRANTEE: LOTT CASEY D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 PT0=[YR=2016] N7 W10 S7 E10\$ W24 S59 E13 N1
FOP=[YR=2016] E5 FGR=[YR=2016] S1 E21 N20 W21 S19\$ N4 W5 S4\$
N4 E5 N15 E21 N39\$.