



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 80
Interior Floor	08	SHT VINYL 20
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
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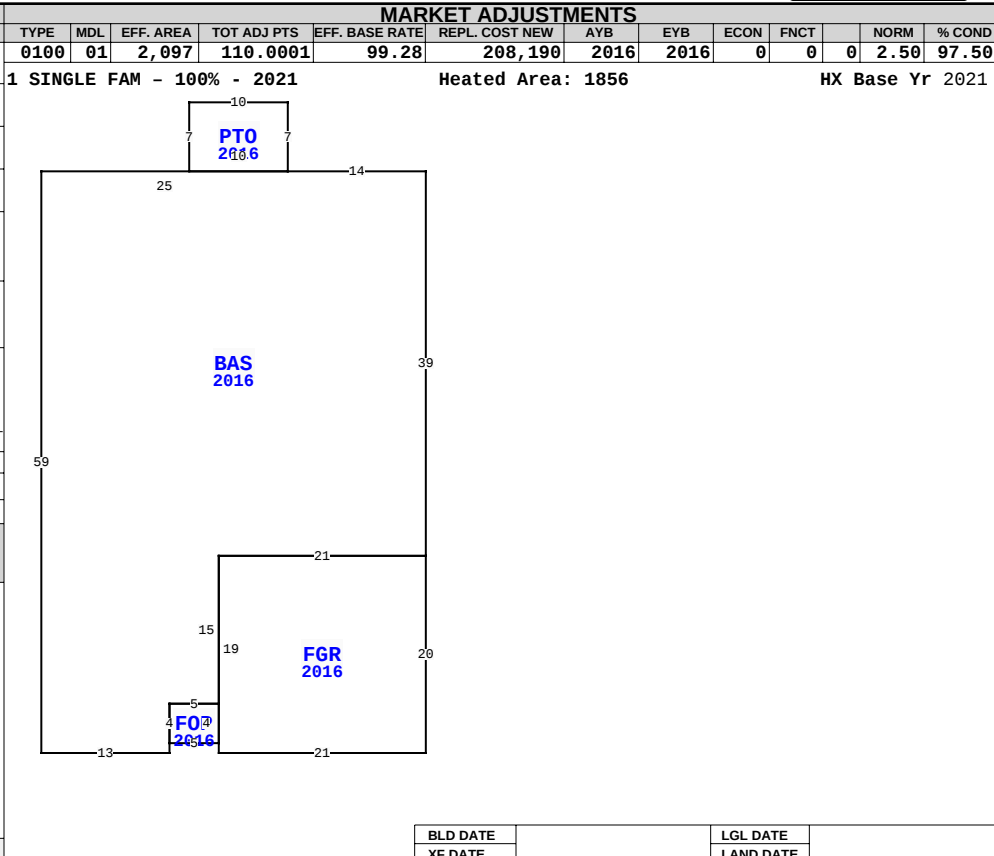
NEIGHBORHOOD/LOC	4144.0100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	179,657
FGR	420	55	231	22,361
FOP	20	30	6	581
PTO	70	5	4	387

TOTALS	2,366		2,097	202,985
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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	588.00	SF	5.20	5.20	100	2016	2016	3	97	2,966	
2	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2016	2016	3	97	170	
3	0855	CONC PAVER	0	100	8	24	192.00	SF	10.00	10.00	100	2021	2021	3	100	1,920	

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	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							



95109 TIMBERLAKE DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF																	5,056
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		202,985	
TOTAL MARKET OB/XF VALUE		5,056	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		283,041	
SOH/AGL Deduction		182,801	
ASSESSED VALUE		100,240	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		50,240	
TOTAL JUST VALUE		283,041	
NCON VALUE		1,920	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		236,040	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531426	CO ISSUED	0	04/15/2016
B1531426	NEW CONSTR	0	11/13/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2338/1061	2/10/2020	WD	Q	I	02	219,000	
GRANTOR: BROUGHTON MATTHEW D &							
GRANTEE: PEEBLES GARY O & SU							
2071/0461	9/12/2016	SW	Q	I	01	190,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: BROUGHTON MATTHEW D							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W14 PTO=[YR=2016] N7 W10 S7 E10\$ W25 S59 E13 N1									
FOP=[YR=2016] E5 FGR=[YR=2016] S1 E21 N20 W21 S19\$ N4 W5 S4\$									
N4 E5 N15 E21 N39\$.									