LOT 30 PT OR 913/1278
SPANISH OAKS UNIT 1-A PB 6/99

MARTIN ANDREA B
95029 TWIN OAKS LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-576A-0030-0000

BUILDING CHARACTERISTICS

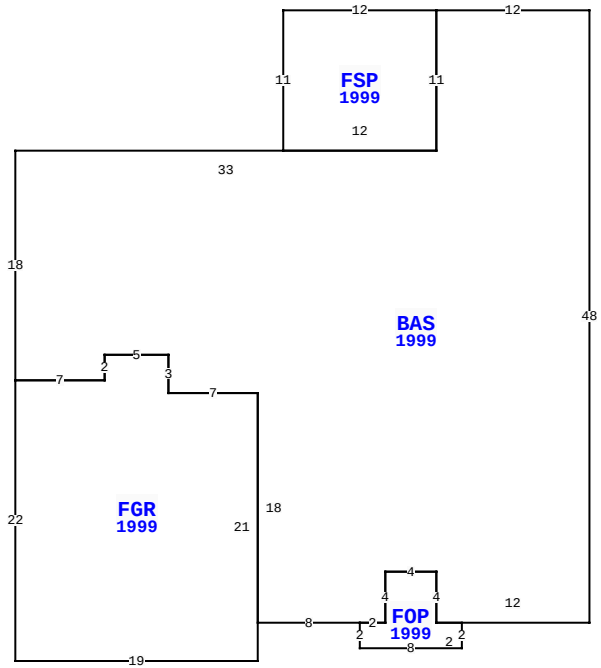
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	1,417	157,475
FGR	421	55	232	25,783
FOP	32	30	10	1,111
FSP	132	40	53	5,890
TOTALS	2,002		1,712	190,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,712	105.4500	125.22	214,377	1999	1999	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2000 Heated Area: 1417 HX Base Yr 2000



95029 TWIN OAKS LN, FERNANDINA BEACH

BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		190,260
TOTAL MARKET OB/XF VALUE		4,514
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		262,774
SOH/AGL Deduction		128,363
ASSESSED VALUE		134,411
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		84,411
TOTAL JUST VALUE		262,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1801447	REPAIR/RRF	10,000	02/01/2018
996468	NEW CONSTR	84,810	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0914/0948	1/06/2000	WD	U	I	21	103,300
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: MARTIN ANDREA B						
0913/1278	12/30/1999	WD	U	V	19	186,900
GRANTOR: BRAYWICK JOINT VENTUR						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W12 FSP=[YR=1999] W12 S11 E12 N11 $ S11 W33 S18 FGR=[YR=1999] S22 E19 N21 W7 N3 W5 S2 W7 $ E7 N2 E5 S3 E7 S18 E8 FOP=[YR=1999] S2 E8 N2 W2 N4 W4 S4 W2$ E2 N4 E4 S4 E12 N48$.

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	42	19	798.00	SF	6.50	6.50	100	1999	1999	3	79	4,098	
2	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	100	1999	1999	3	79	416	

LAND DESCRIPTION

TOTAL OB/XF 4,514

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	0003		0.00	0.00	1.00	LT		1.00	1.00	0.85	80,000.00	68,000.00	68,000							

REVIEW DATE 06/19/2018 BY KWX Total Acres: 0.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 08/02/2023 BY SYS