LOT 31
IN OR 1246/32
SPANISH OAKS UNIT 1-A PB 6/99

MCCARTHY ANITA MARIE
95049 TWIN OAKS LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-576A-0031-0000

BUILDING CHARACTERISTICS

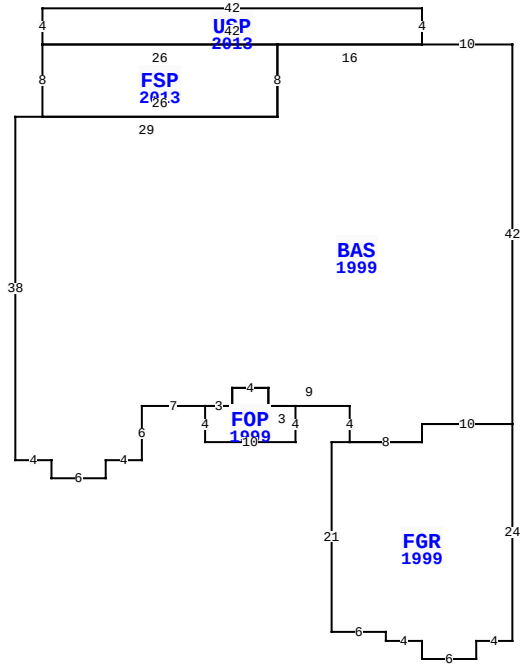
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,108	100	2,108	212,356
FGR	466	55	256	25,789
FOP	48	30	14	1,411
FSP	208	40	83	8,362
USP	168	30	50	5,037
TOTALS	2,998		2,511	252,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,511	95.6688	113.61	285,275	1999	1999	0	0	0	11.33	88.67

1 SNGL FAM – 100% - 2005 Heated Area: 2108 HX Base Yr 2005



95049 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		252,953
TOTAL MARKET OB/XF VALUE		8,393
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		329,346
SOH/AGL Deduction		155,039
ASSESSED VALUE		174,307
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		119,307
TOTAL JUST VALUE		329,346
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615127	ROOF	12,550	07/01/2016
983477	NEW CONSTR	0	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1246/0032	7/15/2004	WD	Q	I		180,000
GRANTOR: FRYE LAURIE A						
GRANTEE: MCCARTHY ANITA MARI						
0910/0490	12/06/1999	WD	U	I	07	100
GRANTOR: BRAYWICK JOINT VENTUR						
GRANTEE: FRYE LAURIE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W10 USP=[YR=2013] N4 W42 S4 FSP=[YR=2013] S8 E26 N8 W26 $ E42 $ W16 S8 W29 S38 E4 S2 E6 N2 E4 N6 E7
FOP=[YR=1999] S4 E10 N4 W3 N2 W4 S2 W3 $ E3 N2 E4 S2 E9S4
FGR=[YR=1999] W2 S21 E6 S1 E4 S2 E6 N2 E4 N24 W10 S2 W8 $ E8 N2 E10 N42 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0810	CONCRETE A	0	100	0	0	1,062.00	SF	6.50	6.50	100	1999	1999	3	79	5,453	

LAND DESCRIPTION

TOTAL OB/XF 8,393

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