LOT 34
SPANISH OAKS UNIT 1-A PB 6/99

MJJJD PROPERTIES LLC
2058 FRIENDLY RD
FERNANDINA BEACH, FL 32034

2023

46-3N-28-576A-0034-0000

BUILDING CHARACTERISTICS

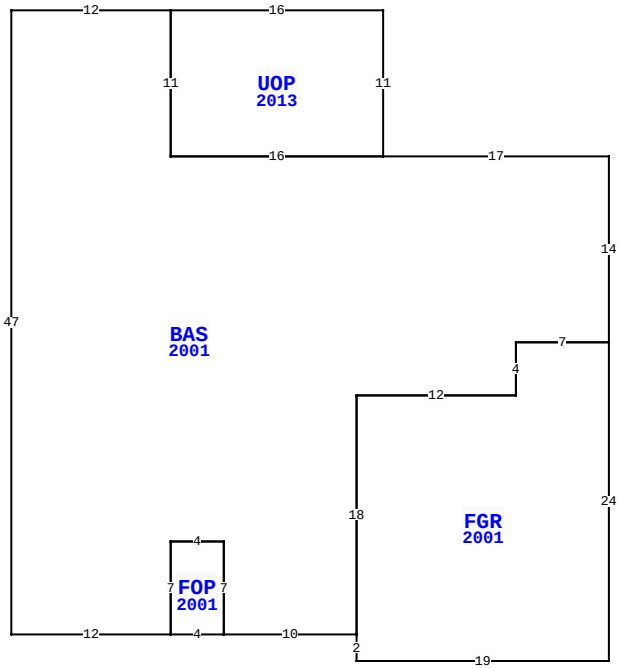
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,354	100	1,354	150,851
FGR	408	55	224	24,956
FOP	28	30	8	892
UOP	176	20	35	3,899
TOTALS	1,966		1,621	180,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,621	106.4931	126.46	204,992	2001	2001	0	0	0	11.90	88.10

1 SNGL FAM – 0% - 0 Heated Area: 1354 HX Base Yr



95107 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	180,598
TOTAL MARKET OB/XF VALUE	3,727
TOTAL LAND VALUE - MARKET	68,000
TOTAL MARKET VALUE	252,325
SOH/AGL Deduction	964
ASSESSED VALUE	251,361
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,361
TOTAL JUST VALUE	252,325
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108753	NEW CONSTR	68,692	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2511/0173	11/01/2021	WD	Q	I	01	214,100
GRANTOR: LOCKWOOD KRISTY L						
GRANTEE: MJJJD PROPERTIES LL						
2032/0645	2/19/2016	QC	U	I	11	100
GRANTOR: LOCWOOD KRISTY L F/K/						
GRANTEE: LOCKWOOD KRISTY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W17 UOP=[YR=2013] N11 W16 S11 E16 $ W16 N11 W12 S47 E12 FOP=[YR=2001] E4 N7 W4 S7 $ N7 E4 S7 E10 FGR=[YR=2001] S2 E19 N24 W7 S4 W12 S18 $ N18 E12 N4 E7 N14 $.

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	0811	CONCRETE B	0	0	0	0	874.00	SF	5.20	5.20	100	2001	2001	3	82	3,727	

LAND DESCRIPTION

TOTAL OB/XF 3,727

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	0	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