LOT 35
IN OR 2104/12
SPANISH OAKS UNIT 1-A PB 6/99

ROYAL CURTIS E
95129 TWIN OAKS LN
FERNANDINA BEACH, FL 32034

**2023**

**46-3N-28-576A-0035-0000**

## BUILDING CHARACTERISTICS

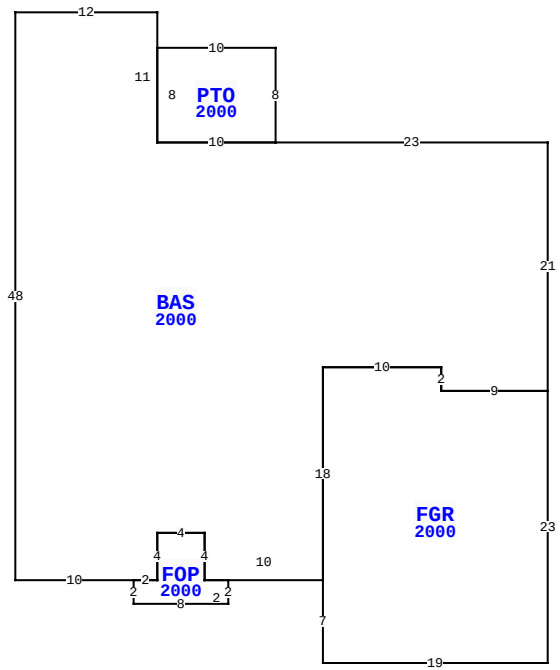
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 80 |
| Interior Floo | 11 | CLAY TILE 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 | 1,457 | 100 | 1,457 | 168,845 |
| FGR | 457 | 55 | 251 | 29,087 |
| FOP | 32 | 30 | 10 | 1,159 |
| PTO | 80 | 5 | 4 | 464 |
| TOTALS | 2,026 | | 1,722 | 199,554 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,722 | 109.4400 | 129.96 | 223,791 | 2000 | 2000 | 0 | 0 | 0 | 10.83 | 89.17 |

1 SNGL FAM – 100% - 2018 Heated Area: 1457 HX Base Yr 2018




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

95129 TWIN OAKS LN, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 199,554 |
| TOTAL MARKET OB/XF VALUE | | 4,056 |
| TOTAL LAND VALUE - MARKET | | 68,000 |
| TOTAL MARKET VALUE | | 271,610 |
| SOH/AGL Deduction | | 95,228 |
| ASSESSED VALUE | | 176,382 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 126,382 |
| TOTAL JUST VALUE | | 271,610 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 244,926 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B230005172 | SCR RM 19X10 | 6,315 | 04/20/2023 |
| 996580 | NEW CONSTR | 88,002 | 12/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2104/0012 | 2/28/2017 | WD | Q | I | 02 | 171,000 |
| GRANTOR: ROETTGER WILLIAM & LY | | | | | | |
| GRANTEE: ROYAL CURTIS E | | | | | | |
| 1320/0623 | 5/26/2005 | WD | Q | I | | 168,000 |
| GRANTOR: THE FEDERAL HOME LOAN | | | | | | |
| GRANTEE: ROETTGER WILLIAM & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2000] W23 PTO=[YR=2000] N8 W10 S8 E10$ W10 N11 W12 S48 E10 FOP=[YR=2000] S2E8 N2 W2 N4 W4 S4 W2 $ E2 N4 E4 S4 E10 FGR=[YR=2000] S7 E19 N23 W9N2 W10 S18 $ N18 E10 S2 E9 N21$ .

## 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 | 0 | 0 | 720.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 80 | 3,744 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 20 | 3 | 60.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 80 | 312 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,056

| 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