LOT 38
IN OR 1019/992
SPANISH OAKS UNIT 1-A PB 6/99

JOHNSON KAREN & SCOTT W
95106 TWIN OAKS LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-576A-0038-0000

BUILDING CHARACTERISTICS

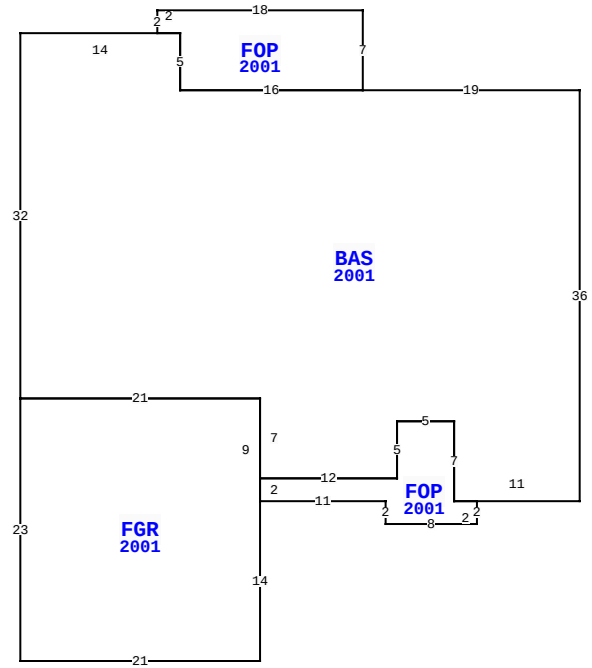
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,586	100	1,586	171,542
FGR	483	55	266	28,770
FOP	75	30	22	2,379
FOP	116	30	35	3,785
TOTALS	2,260		1,909	206,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,909	100.4549	119.29	227,725	2001	2003	0	0	0	9.33	90.67

1 SNGL FAM – 100% - 2002 Heated Area: 1586 HX Base Yr 2002



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

95106 TWIN OAKS LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		206,478
TOTAL MARKET OB/XF VALUE		3,488
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		277,966
SOH/AGL Deduction		138,038
ASSESSED VALUE		139,928
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,928
TOTAL JUST VALUE		277,966
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2004096	REPAIR/RRF	14,000	06/01/2020
B018270	NEW CONSTR	78,690	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1019/0992	11/14/2001	WD	Q	I		125,100
GRANTOR: TRADEMARK HOME BUILDE						
GRANTEE: JOHNSON KAREN & SCO						
0982/1147	4/23/2001	WD	U	V	19	105,000
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: TRADEMARK HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W19 FOP=[YR=2001] N7 W18 S2 E2 S5 E16 $ W16 N5 W14 S32 FGR=[YR=2001] S23 E21 N14 FOP=[YR=2001] E11 S2 E8 N2 W2 N7 W5 S5 W12 S2 $ N9 W21 $ E21 S7 E12 N5 E5 S7 E11 N36 $.

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	100	0	0	818.00	SF	5.20	5.20	100	2001	2001	3	82	3,488	

LAND DESCRIPTION

TOTAL OB/XF 3,488

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			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