LOT 40
SPANISH OAKS UNIT 1-A PB 6/99

BROWN ANTOINETTE LATRICE L/E/
95066 TWIN OAKS LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-576A-0040-0000

BUILDING CHARACTERISTICS

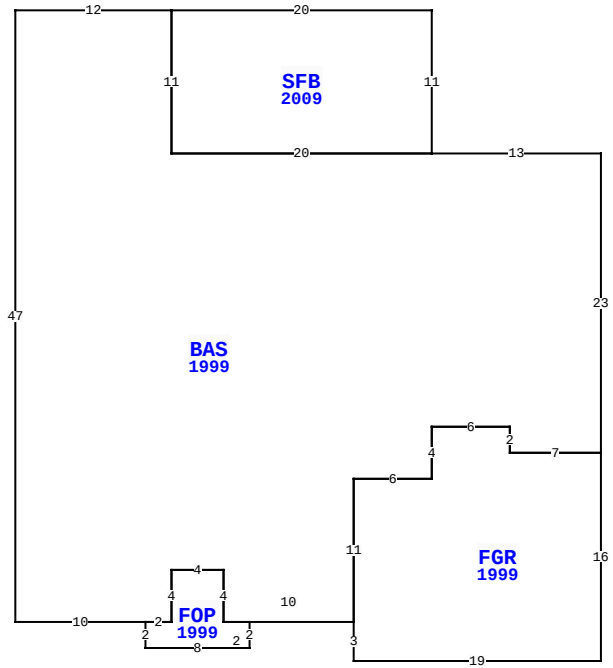
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,489	100	1,489	169,093
FGR	304	55	167	18,965
FOP	32	30	10	1,136
SFB	220	80	176	19,987
TOTALS	2,045		1,842	209,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,842	106.0200	125.90	231,908	1999	2002	0	0	0	9.80	90.20

1 SNGL FAM – 100% - 2012 Heated Area: 1665 HX Base Yr 2012



95066 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		209,181
TOTAL MARKET OB/XF VALUE		8,122
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		285,303
SOH/AGL Deduction		141,505
ASSESSED VALUE		143,798
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		93,798
TOTAL JUST VALUE		285,303
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2008241	REPAIR/RRF	12,393	09/01/2020
B0108623	NEW CONSTR	91,961	08/01/2001
P014894	NEW CONSTR	0	08/01/2001
M015134	H/AC	100	06/01/2001
B018314	REMODEL	0	05/01/2001
993994	H/AC	2,400	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/1126	7/26/2022	LE	U	I	11	100
GRANTOR: BROWN ANTOINETTE LATR						
GRANTEE: BROWN PREDESKA J DR						
1738/1368	3/02/2011	WD	Q	I	02	148,428
GRANTOR: MCHUGH BRIAN D & AMBE						
GRANTEE: BROWN ANTOINETTE LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W13 SFB=[YR=2009] N11 W20 S11 E20 $ W20 N11 W12 S47 E10 FOP=[YR=1999] S2 E8 N2 W2 N4W4S4W2$ E2N4E4S4E10 FGR=[YR=1999] S3 E19 N16 W7 N2 W6 S4 W6 S11 $ N11 E6 N4E6 S2 E7 N23 $.

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	43	16	688.00	SF	6.50	6.50	100	1999	1999	3	79	3,533	
2	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	1999	1999	3	79	339	
3	0476	VF 6 SBPL	0	100	0	0	160.00	LF	32.00	32.00	100	2011	2011	3	83	4,250	

LAND DESCRIPTION

TOTAL OB/XF 8,122

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