

LOT 41
IN OR 2016/1932
SPANISH OAKS UNIT 1-A PB 6/99

PORCH DONALD JOHN & JOAN LEE
95052 TWIN OAKS LN
FERNANDINA BEACH, FL 32034

2023

46-3N-28-576A-0041-0000



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	11	CLAY TILE 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
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NEIGHBORHOOD/LOC	4021.00
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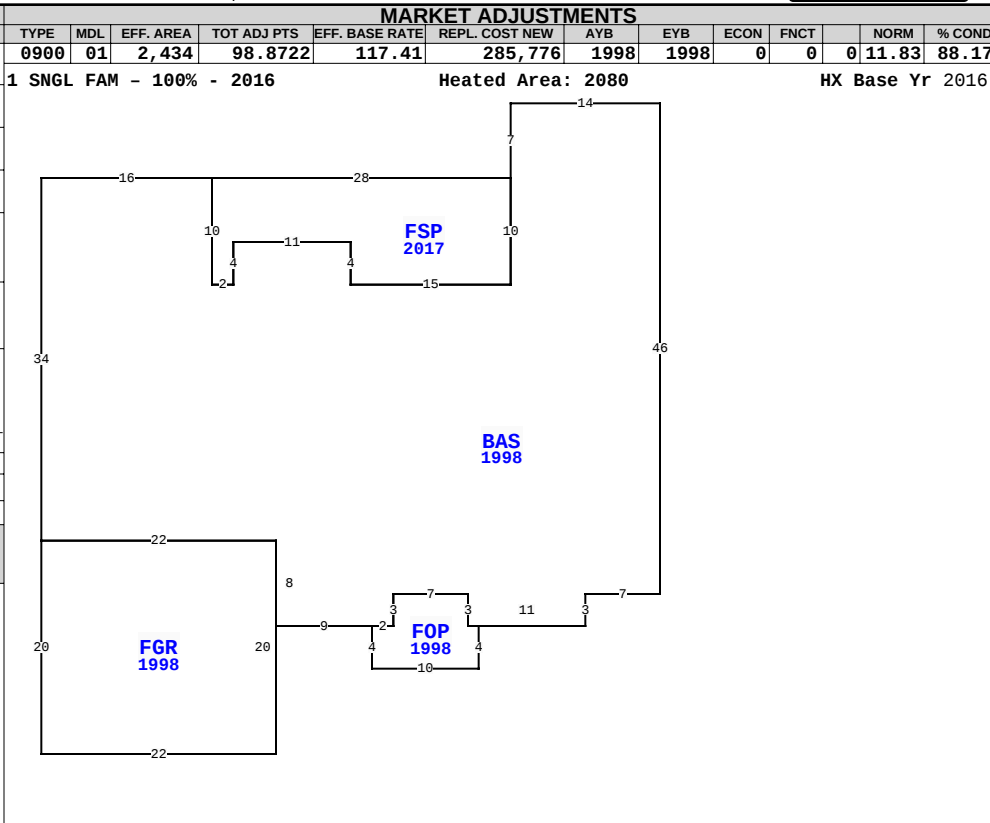
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100	2,080	215,323
FGR	440	55	242	25,052
FOP	61	30	18	1,863
FSP	236	40	94	9,731
TOTALS	2,817		2,434	251,969

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	16	43	688.00	SF	5.20	5.20	100	1998	1998	3	77	2,755	
2	0810	CONCRETE A	0 100	26	3	78.00	SF	6.50	6.50	100	1998	1998	3	77	390	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	06/19/2018	BY	KWX
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BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

95052 TWIN OAKS LN, FERNANDINA BEACH															
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TOTAL OB/XF															
6,050															

Total Acres:	0.00	Total Land Value:	68,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									PAGE 1 of 1

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	251,969
TOTAL MARKET OB/XF VALUE	6,050
TOTAL LAND VALUE - MARKET	68,000
TOTAL MARKET VALUE	326,019
SOH/AGL Deduction	145,968
ASSESSED VALUE	180,051
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	130,051
TOTAL JUST VALUE	326,019
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	291,252

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E177898	CHNGE SRVC	0	12/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2016/1932	12/02/2015	WD	Q	I	01	199,000
GRANTOR: SANDERS DAVID B & REG						
GRANTEE: PORCH DONALD JOHN &						
1322/0181	6/03/2005	WD	Q	I		224,000
GRANTOR: LINDBOM WAYNE A						
GRANTEE: SANDERS DAVID B & R						

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1998] W14 S7 FSP=[YR=2017] W28 S10 E2 N4 E11 S4 E15 N10 \$ S10 W15 N4 W11 S4 W2 N10 W16 S34 FGR=[YR=1998] S20 E22 N20 W22 \$ E22 S8 E9 FOP=[YR=1998] S4 E10 N4 W1 N3 W7 S3 W2 \$ E2 N3 E7 S3 E11 N3 E7 N46 \$.															

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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Common:	68,000	PRINTED 08/02/2023 BY SYS
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