

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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
---------	----------	----

NEIGHBORHOOD/LOC	4021.00
------------------	---------

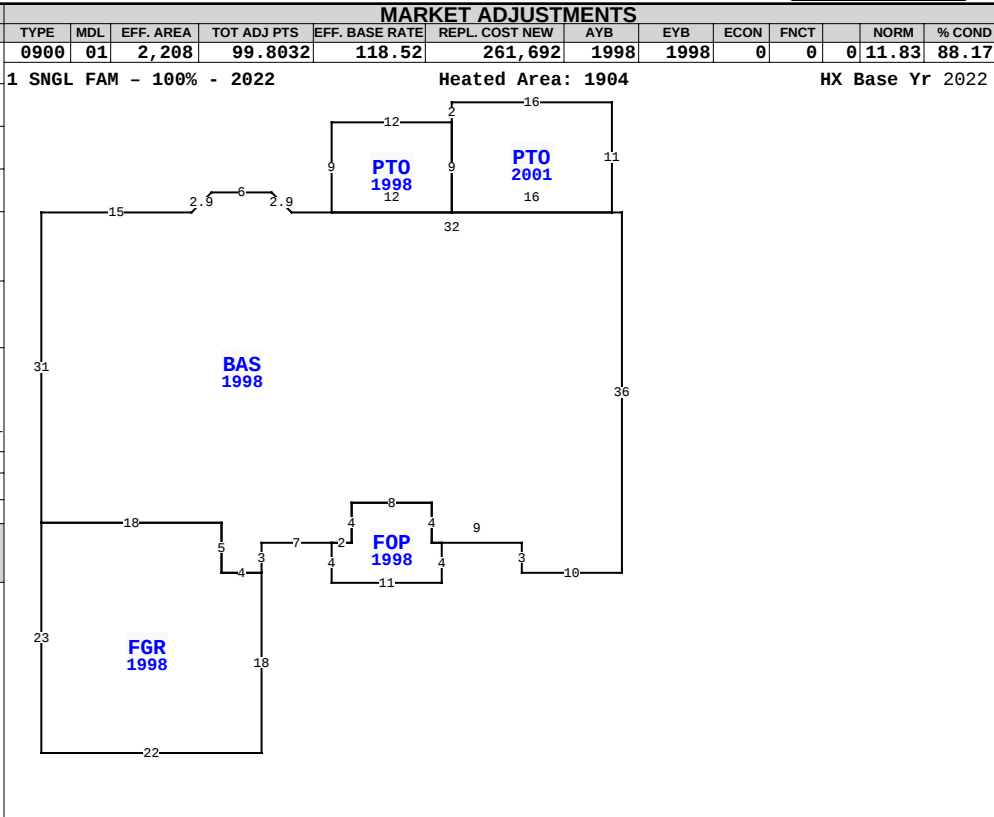
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100	1,904	198,966
FGR	486	55	267	27,901
FOP	76	30	23	2,404
PTO	108	5	5	523
PTO	176	5	9	941

TOTALS	2,750	2,208	230,734
--------	-------	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0 100	0	0	1,236.00	SF	5.20	5.20
3	0855	CONC PAVER	0 100	0	0	64.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003		0.00	0.00	1.00

REVIEW DATE	06/19/2018	BY	KWX
-------------	------------	----	-----



95024 TWIN OAKS LN, FERNANDINA BEACH	BLD DATE 03/03/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
2	0811	CONCRETE B	0 100	0	0	1,236.00	SF	5.20	5.20	100	1998	1998	3	77	4,949	
3	0855	CONC PAVER	0 100	0	0	64.00	SF	10.00	10.00	100	2008	2008	3	90	576	

TOTAL OB/XF										8,430						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

Total Acres: 0.00	Total Land Value: 68,000	Market: 0	Agricultural: 0
-------------------	--------------------------	-----------	-----------------

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				230,734	
TOTAL MARKET OB/XF VALUE				8,430	
TOTAL LAND VALUE - MARKET				68,000	
TOTAL MARKET VALUE				307,164	
SOH/AGL Deduction				24,891	
ASSESSED VALUE				282,273	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				232,273	
TOTAL JUST VALUE				307,164	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				274,051	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108923	XFOB	300	11/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2471/0919	6/17/2021	WD	Q	I	01
GRANTOR: WRIGHT WAY REALTY LLC					SALE PRICE
GRANTEE: FIGUS PAMELA H					325,000
2416/0667	12/03/2020	CT	U	I	18
GRANTOR: CLERK OF COURT					29,300
GRANTEE: WRIGHT WAY REALTY L					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1998] W1 PTO=[YR=2001] N11 W16 S2 PTO=[YR=1998] W12 S9 E12 N9 \$ S9 E16 \$ W32 U2 L2 W6 D2 L2 W15 S31 FGR=[YR=1998] S23 E22 N18 W4 N5 W18\$ E18 S5 E4 N3 E7 FOP=[YR=1998] S4 E11 N4 W1 N4 W8 S4 W2\$ E2 N4 E8 S4 E9 S3 E10 N36\$.									