LOT 1
SPANISH OAKS UNIT 1B PB 6/190

LEE DALTON R & AMBER R/
95153 TWIN OAKS LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-576B-0001-0000

BUILDING CHARACTERISTICS

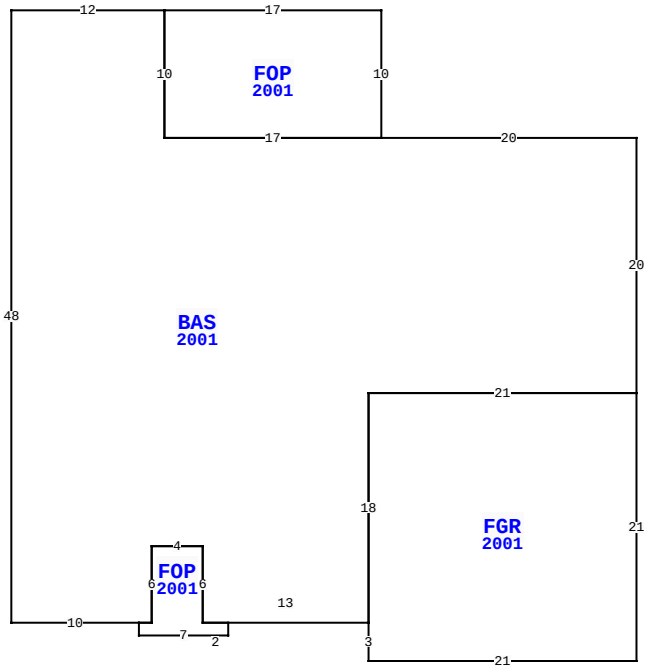
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,580	100	1,580	169,008
FGR	441	55	243	25,993
FOP	31	30	9	963
FOP	170	30	51	5,456
TOTALS	2,222		1,883	201,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,883	100.4549	119.29	224,623	2001	2001	0	0	0	10.33	89.67

1 SNGL FAM – 100% - 2023 Heated Area: 1580 HX Base Yr 2023



95153 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		201,419
TOTAL MARKET OB/XF VALUE		5,890
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		275,309
SOH/AGL Deduction		0
ASSESSED VALUE		275,309
TOTAL EXEMPTION VALUE	HX HB VX AM	190,807
BASE TAXABLE VALUE		84,502
TOTAL JUST VALUE		275,309
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2578/0684	7/15/2022	WD	Q	I	02	335,000
GRANTOR: ROTH SELEAH A &						
GRANTEE: LEE DALTON R & AMBE						
1200/0657	1/08/2004	QC	U	I	01	100
GRANTOR: ROTH SELEAH A &						
GRANTEE: ROTH SELEAH & TRACY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W20 FOP=[YR=2001] N10 W17 S10 E17$ W17 N10 W12 S48 E10 FOP=[YR=2001] S1 E7 N1 W2 N6 W4 S6 W1$ E1 N6 E4 S6 E13 FGR=[YR=2001] S3 E21 N21 W21 S18$ N18 E21 N20$.

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	733.00	SF	5.20	5.20	100	2001	2001	3	82	3,126	
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2001	2001	3	82	336	
3	0810	CONCRETE A	0	100	0	0	450.00	SF	6.50	6.50	100	2002	2002	3	83	2,428	

LAND DESCRIPTION

TOTAL OB/XF 5,890

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