LOT 2
IN OR 1012/1296
SPANISH OAKS UNIT 1B PB 6/190

HORNER THOMAS ALAN
1018 MITSCHER DR
KEY WEST, FL 33040

2023

46-3N-28-576B-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

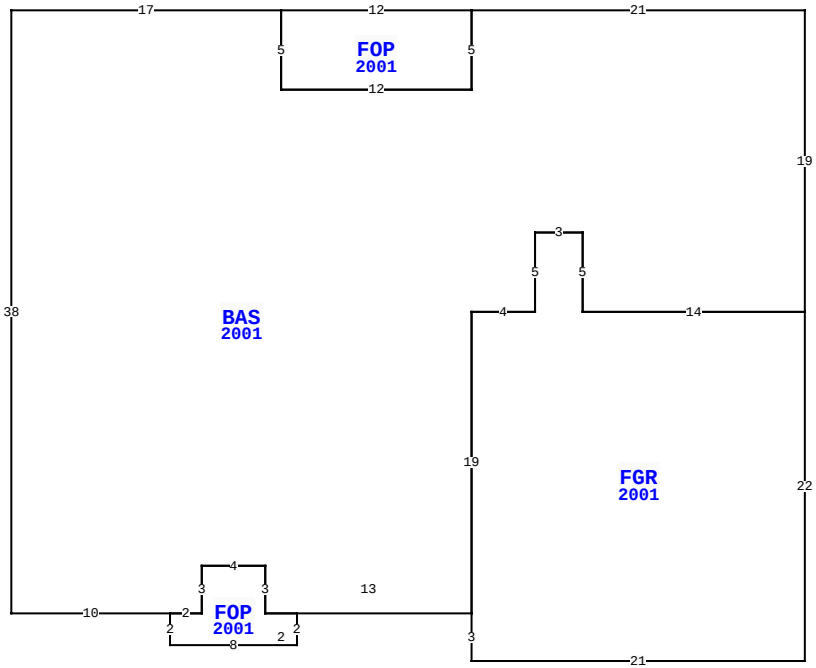
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,414	100	1,414	155,766
FGR	477	55	262	28,862
FOP	28	30	8	881
FOP	60	30	18	1,983
TOTALS	1,979		1,702	187,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,702	103.4550	122.85	209,091	2001	2001	0	0	0	10.33	89.67

1 SNGL FAM – 100% - 2004 Heated Area: 1414 HX Base Yr 2004



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

95169 TWIN OAKS LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		187,492
TOTAL MARKET OB/XF VALUE		4,082
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		259,574
SOH/AGL Deduction		127,248
ASSESSED VALUE		132,326
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		82,326
TOTAL JUST VALUE		259,574
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015203	H/AC	0	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1012/1296	10/11/2001	WD	Q	I		108,300
GRANTOR: TRADEMARK HOME BUILDE						
GRANTEE: HORNER THOMAS ALAN						
0985/1469	5/11/2001	WD	U	V	19	164,500
GRANTOR: BRAYWICK JOINT VENTUR						
GRANTEE: TRADEMARK HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W21 FOP=[YR=2001] W12 S5 E12 N5 $ S5 W12 N5 W17 S38 E10 FOP=[YR=2001] S2 E8 N2 W2 N3 W4 S3 W2 $ E2 N3 E4 S3 E13 FGR=[YR=2001] S3 E21 N22 W14 N5 W3 S5 W4 S19 $ N19 E4 N5 E3 S5 E14 N19 $.

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	886.00	SF	5.20	5.20	100	2001	2001	3	82	3,778	
2	0855	CONC PAVER	0	100	0	0	33.00	SF	10.00	10.00	100	2010	2010	3	92	304	

LAND DESCRIPTION

TOTAL OB/XF 4,082

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