

STEVENSON JENNIFER & RANDY
95263 TWIN OAKS LANE
FERNANDINA BEACH, FL 32034

46-3N-28-576B-0007-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 70

Exterior Wall16WD FR STUC 30

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 90

Interior Floo08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 100
0 100

Occupancy00NONE 100

Quality02Quality Level 02

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4021.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,7461001,746185,027

FGR4605525326,811

FOP27308847

FOP10030303,179

TOTALS2,3332,037215,865

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B010000950.00SF5.205.20100200120013824,051

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR10000030.000.001.00LT1.001.000.8580,000.0068,000.0068,000

REVIEW DATE06/19/2018BYKWXTotal Acres: 0.00Total Land Value: 68,000Market: 0Agricultural: 0Common: 68,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,03799.5239118.18240,733200120010010.3389.67

1 SNGL FAM - 100% - 2014Heated Area: 1746HX Base Yr 2014

BLD DATEXF DATEINC DATE03/03/2023NWAG DATE

LGL DATELAND DATE

95263 TWIN OAKS LN, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE215,865

TOTAL MARKET OB/XF VALUE4,051

TOTAL LAND VALUE - MARKET68,000

TOTAL MARKET VALUE287,916

SOH/AGL Deduction136,282

ASSESSED VALUE151,634

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE101,634

TOTAL JUST VALUE287,916

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE259,468

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1875/01738/21/2013WDQI02160,000

GRANTOR: SMITH JAMES

GRANTEE: STEVENSON JENNIFER

1677/02653/22/2010WDUI30100

GRANTOR: SMITH MARGARET

GRANTEE: SMITH JAMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W22 FOP=[YR=2001] W15 S8 E5 N2 E10 N6 \$ S6
W10 S2 W27 S36 E12 N2 E10 FOP=[YR=2001] S1 E7 N1 W1 N4 W5 S4
W1 \$ E1 N4 E5 S4 E11 FGR=[YR=2001] E20 N23 W20 S23 \$ N23 E20
N19 \$.