



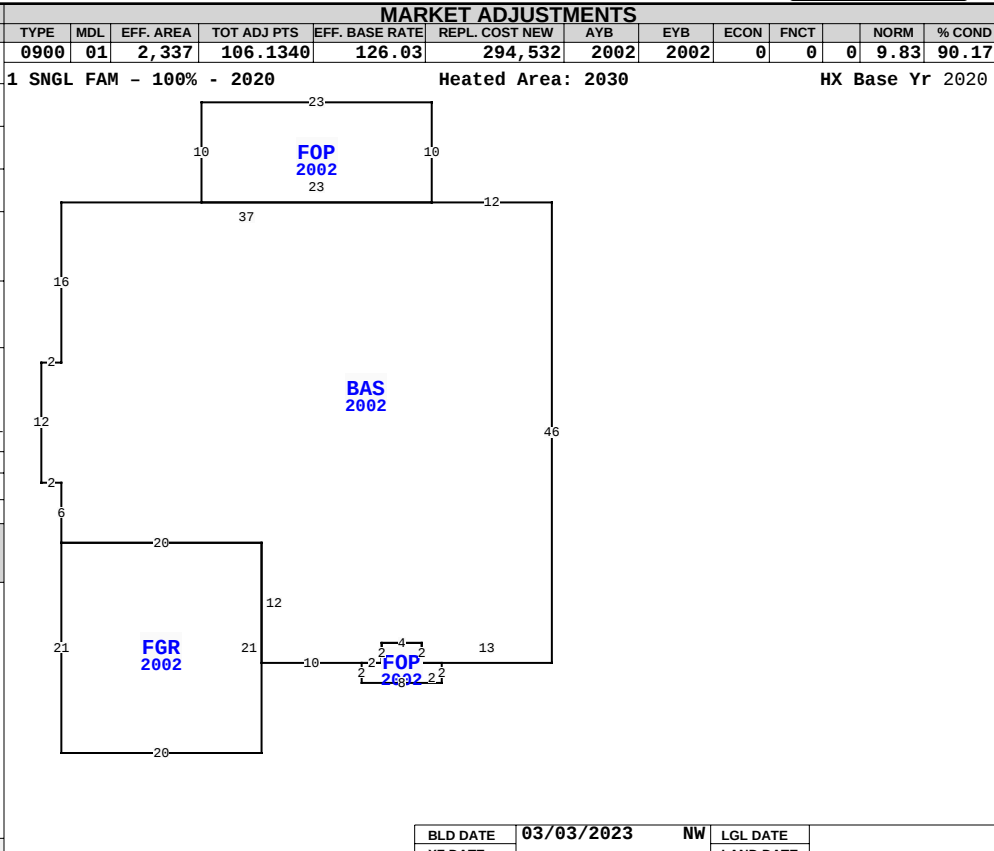
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	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	2,030	100	2,030	230,692
FGR	420	55	231	26,251
FOP	24	30	7	795
FOP	230	30	69	7,841
TOTALS	2,704		2,337	265,580

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	750.00	SF	5.20	5.20	100	2002
2	0855	CONC PAVER	0 100	0	0	732.00	SF	10.00	10.00	100	2002

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



95330 TWIN OAKS LN, FERNANDINA BEACH	BLD DATE 03/03/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
9,313											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		265,580	
TOTAL MARKET OB/XF VALUE		9,313	
TOTAL LAND VALUE - MARKET		68,000	
TOTAL MARKET VALUE		342,893	
SOH/AGL Deduction		95,185	
ASSESSED VALUE		247,708	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		197,708	
TOTAL JUST VALUE		342,893	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		306,466	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209300	NEW CONSTR	142,351	02/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2297/1997	8/12/2019	WD	Q	I	02	270,000
GRANTOR: GILDAY THOMAS D						
GRANTEE: DI MARE JAMES J & R						
1061/0929	6/11/2002	WD	Q	I		136,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: GILDAY THOMAS D						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W12 FOP=[YR=2002] N10 W23 S10 E23\$ W37 S16 W2 S12 E2 S6 FGR=[YR=2002] S21 E20 N21 W20\$ E20 S12 E10 FOP=[YR=2002] S2 E8 N2 W2 N2 W4 S2 W2\$ E2 N2 E4 S2 E13 N46\$.											