LOT 12
IN OR 1194/563
SPANISH OAKS UNIT 1B PB 6/190

LEARY RACHEL M
95312 TWIN OAKS LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-576B-0012-0000

BUILDING CHARACTERISTICS

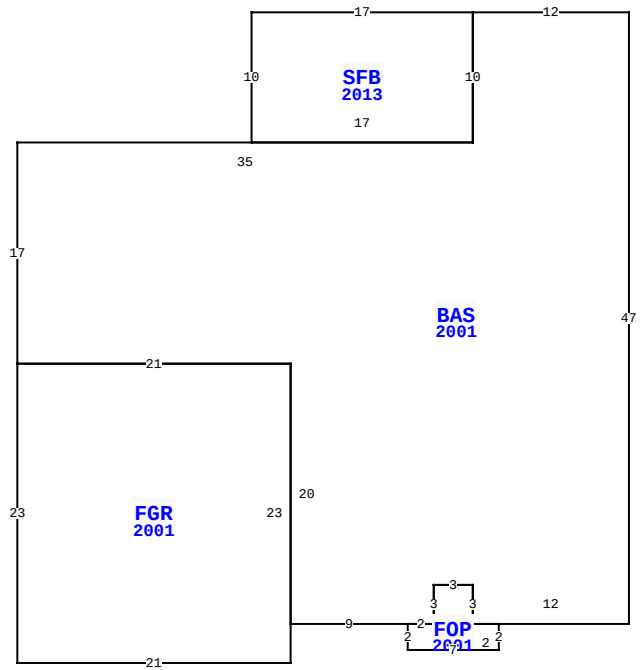
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,430	100	1,430	156,080
FGR	483	55	266	29,033
FOP	23	30	7	764
SFB	170	80	136	14,844
TOTALS	2,106		1,839	200,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,839	102.5050	121.72	223,843	2001	2001	0	0	0	10.33	89.67

1 SNGL FAM – 100% - 2005 Heated Area: 1566 HX Base Yr 2005



95312 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		200,720
TOTAL MARKET OB/XF VALUE		3,684
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		272,404
SOH/AGL Deduction		130,485
ASSESSED VALUE		141,919
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		91,919
TOTAL JUST VALUE		272,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015255	H/AC	0	08/01/2001
B0108358	NEW CONSTR	77,351	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1194/0563	12/09/2003	QC	U	I	01	100
GRANTOR: ROY JEFFREY JOSEPH						
GRANTEE: LEARY RACHEL M						
1061/0953	6/11/2002	WD	Q	I		120,700
GRANTOR: TRADEMARK HOME BUILDE						
GRANTEE: ROY JEFFREY J & RAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W12 SFB=[YR=2013] W17 S10 E17 N10 $ S10 W35 S17 FGR=[YR=2001] S23 E21 N23 W21 $E21 S20 E9 FOP=[YR=2001] S2 E7 N2 W2 N3 W3 S3 W2 $ E2 N3 E3 S3 E12 N47 $.

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	864.00	SF	5.20	5.20	100	2001	2001	3	82	3,684	

LAND DESCRIPTION

TOTAL OB/XF 3,684

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