LOT 14
SPANISH OAKS UNIT 1B PB 6/190

ALEXANDER MARY & SCOTT
95272 TWIN OAKS LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-576B-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

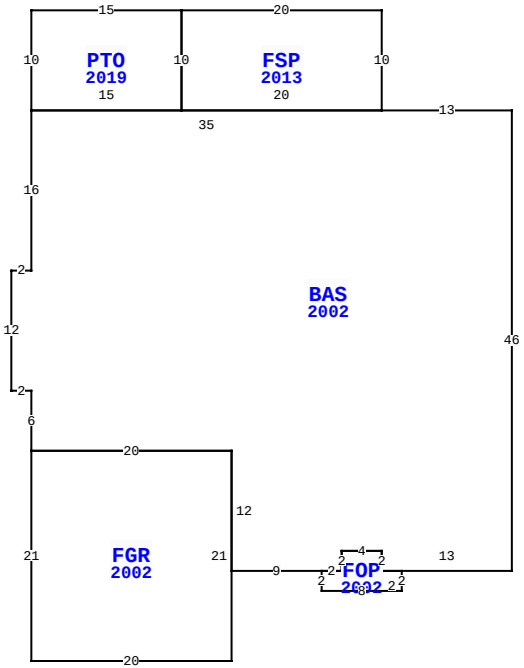
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,984	100	1,984	223,664
FGR	420	55	231	26,042
FOP	24	30	7	789
FSP	200	40	80	9,019
PTO	150	5	8	902
TOTALS	2,778		2,310	260,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,310	105.4823	125.26	289,351	2002	2002	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2020 Heated Area: 1984 HX Base Yr 2020



95272 TWIN OAKS LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		260,416
TOTAL MARKET OB/XF VALUE		8,060
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		336,476
SOH/AGL Deduction		92,079
ASSESSED VALUE		244,397
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		194,397
TOTAL JUST VALUE		336,476
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0109074	NEW CONSTR	142,051	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2291/1151	7/19/2019	WD	Q	I	02	268,000
GRANTOR: LYDEN BRENDAN & AGNES						
GRANTEE: ALEXANDER MARY & SC						
1375/0958	12/20/2005	WD	Q	I		235,000
GRANTOR: SUPIANOSKI GREGORY L						
GRANTEE: LYDEN BRENDAN & AGN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W13 FSP=[YR=2013] N10 W20 PTO=[YR=2019] W15 S10 E15 N10$ S10 E20$ W35 S16 W2 S12 E2 S6 FGR=[YR=2002] S21 E20 N21 W20$ E20 S12 E9 FOP=[YR=2002] S2 E8 N2 W2 N2 W4 S2 W2$ E2 N2 E4 S2 E13 N46$.

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	763.00	SF	5.20	5.20	100	2002	2002	3	83	3,293	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
3	0911	SCRN RM A	0	100	15	10	150.00	SF	17.50	17.50	100	2010	2010	3	50	1,313	
4	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50	6.50	100	2002	2002	3	83	81	
5	0810	CONCRETE A	0	100	10	6	60.00	SF	6.50	6.50	100	2003	2003	3	84	328	

LAND DESCRIPTION

TOTAL OB/XF 8,060

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	000134	C	SFR POND	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