

LOT 15
IN OR 1012/1425
SPANISH OAKS UNIT 1B PB 6/190

THOMAS ROGER L
95254 TWIN OAKS LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-576B-0015-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																																																																																									
Exterior Wall	05	AVERAGE 70	0900	01	2,602	95.6688	113.61	295,613	2001	2001	0	0	0	11.90	88.10	VALUATION SUMMARY																																																																																								
Exterior Wall	20	FACE BRICK 30	1 SNGL FAM - 100% - 2002													Heated Area: 2269													HX Base Yr 2002																																																																											
Roof Structur	03	GABLE/HIP 100														VALUATION BY													STANDARD																																																																											
Roof Cover	03	COMP SHNGL 100														Tax Group: 4													Tax Dist:																																																																											
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE													260,435																																																																											
Interior Floo	14	CARPET 80														TOTAL MARKET OB/XF VALUE													32,557																																																																											
Interior Floo	08	SHT VINYL 20														TOTAL LAND VALUE - MARKET													68,000																																																																											
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE													360,992																																																																											
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction													161,033																																																																											
Bedrooms	3	100														ASSESSED VALUE													199,959																																																																											
Bathrooms	2	100														TOTAL EXEMPTION VALUE													HX HB 50,000																																																																											
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE													149,959																																																																											
Stories	1.	1. 100	TOTAL JUST VALUE													360,992																																																																																								
Units	0	100	NCON VALUE													0																																																																																								
Occupancy	00	NONE 100	INCOME VALUE													PREVIOUS YEAR MKT VALUE													321,788																																																																											
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		1,945		100		1,945		194,675																																																																																																
FGR		483		55		266		26,624																																																																																																
FOP		24		30		7		700																																																																																																
FOP		200		30		60		6,006																																																																																																
FUS		324		100		324		32,430																																																																																																
TOTALS		2,976				2,602		260,435																																																																																																
EXTRA FEATURES															95254 TWIN OAKS LN, FERNANDINA BEACH																																																																																									
L N		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		849.00		SF		5.20		5.20		100		2001		2001		3		82		3,620																																																																												
2		0911		SCRN RM A		0 100		44 24		1,056.00		SF		17.50		17.50		100		2007		2007		3		35		6,468																																																																												
3		0855		CONC PAVER		0 100		0 0		856.00		SF		10.00		10.00		100		2007		2007		3		89		7,618																																																																												
4		0861		POOL GUNIT		0 100		24 14		336.00		SF		85.00		85.00		100		2007		2007		3		52		14,851																																																																												
LAND DESCRIPTION															TOTAL OB/XF 32,557																																																																																									
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPH 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						0.00		0.00		1.00		LT				1.00		1.00		0.85		80,000.00		68,000.00		68,000																																																																						
REVIEW DATE 06/20/2018 BY KW															Total Acres: 0.00															Total Land Value: 68,000															Market: 0															Agricultural: 0															Common: 68,000															PRINTED 08/02/2023 BY SYS														