



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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
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NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,627	100	1,627	173,378
FGR	480	55	264	28,133
FOP	53	30	16	1,705
FOP	85	30	26	2,771
FOP	170	30	51	5,435

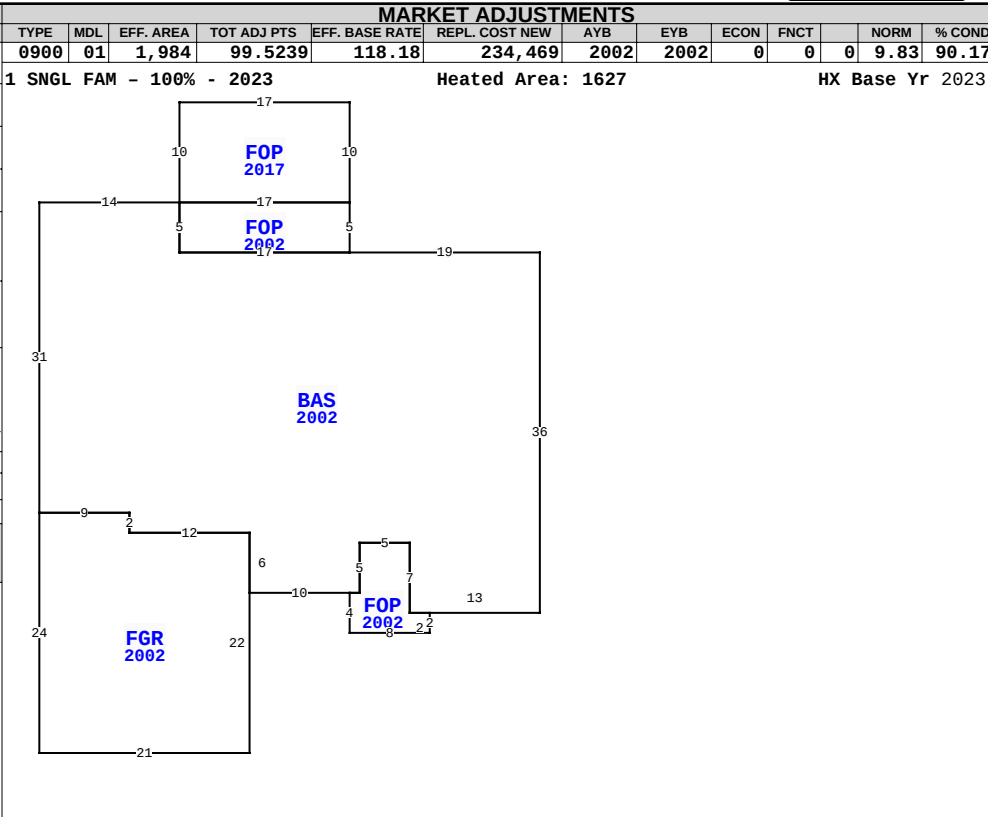
TOTALS	2,415		1,984	211,421
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EXTRA FEATURES

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0811	CONCRETE B	0 100	0	0	885.00	SF	5.20	5.20	100	2002	2002	3	83	3,820	

LAND DESCRIPTION

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	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							



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

95220 TWIN OAKS LN, FERNANDINA BEACH

TOTAL OB/XF																6,865
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,984	99.5239	118.18	234,469	2002	2002	0	0	9.83	90.17

1 SNGL FAM - 100% - 2023 Heated Area: 1627 HX Base Yr 2023

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		211,421
TOTAL MARKET OB/XF VALUE		6,865
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		286,286
SOH/AGL Deduction		0
ASSESSED VALUE		286,286
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		236,286
TOTAL JUST VALUE		286,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108730	NEW CONSTR	78,472	08/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2547/0734	3/08/2022	WD	Q	I	01	340,000

GRANTOR: OPENDOOR PROPERTY C L

GRANTEE: HUBERT ANDREW & NIC

2483/0806	7/28/2021	WD	U	I	37	320,900
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GRANTOR: HICKEY DAVID J & CHRI

GRANTEE: OPENDOOR PROPERTY C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W19 FOP=[YR=2002] N5 FOP=[YR=2017] N10 W17 S10 E17\$ W17 S5 E17\$ W17 N5 W14 S31 FGR=[YR=2002] S24 E21 N22W12 N2 W9 \$ E9S2E12S6 E10 FOP=[YR=2002] S4 E8 N2 W2 N7 W5 S5W1 \$ E1 N5E5 S7 E13 N36\$.