LOT 18
IN OR 2230/1596
SPANISH OAKS UNIT 1B PB 6/190

SOUTHWELL LINDA K
95204 TWIN OAKS LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-576B-0018-0000

BUILDING CHARACTERISTICS

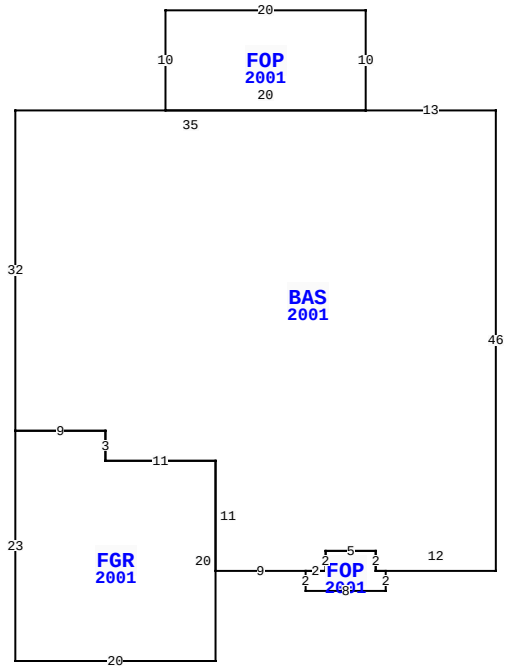
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,951	100	1,951	208,664
FGR	427	55	235	25,134
FOP	26	30	8	856
FOP	200	30	60	6,417
TOTALS	2,604		2,254	241,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,254	98.5929	117.08	263,898	2001	2004	0	0	0	8.65	91.35

1 SNGL FAM – 100% - 2019 Heated Area: 1951 HX Base Yr 2019



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

95204 TWIN OAKS LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		241,071
TOTAL MARKET OB/XF VALUE		3,722
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		312,793
SOH/AGL Deduction		100,762
ASSESSED VALUE		212,031
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		162,031
TOTAL JUST VALUE		312,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2009140	REPAIR/RRF	12,075	10/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2230/1596	10/12/2018	WD	Q	I	01	228,000
GRANTOR: CITIM AYSEGUL						
GRANTEE: SOUTHWELL LINDA K						
1421/0091	6/19/2006	QC	U	I	01	100
GRANTOR: GRESHAM PAUL L						
GRANTEE: CITIM AYSEGUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W13 FOP=[YR=2001] N10 W20 S10 E20 $ W35 S32
FGR=[YR=2001] S23 E20 N20 W11 N3 W9 $ E9 S3 E11 S11 E9
FOP=[YR=2001] S2 E8 N2 W1 N2 W5 S2 W2 $ E2 N2 E5 S2 E12 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	873.00	SF	5.20	5.20	100	2001	2001	3	82	3,722	

LAND DESCRIPTION

TOTAL OB/XF 3,722

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			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