LOT 20
IN OR 1780/1987
SPANISH OAKS UNIT 1B PB 6/190

FLAUGHER KAY K
95168 TWIN OAKS LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-576B-0020-0000

BUILDING CHARACTERISTICS

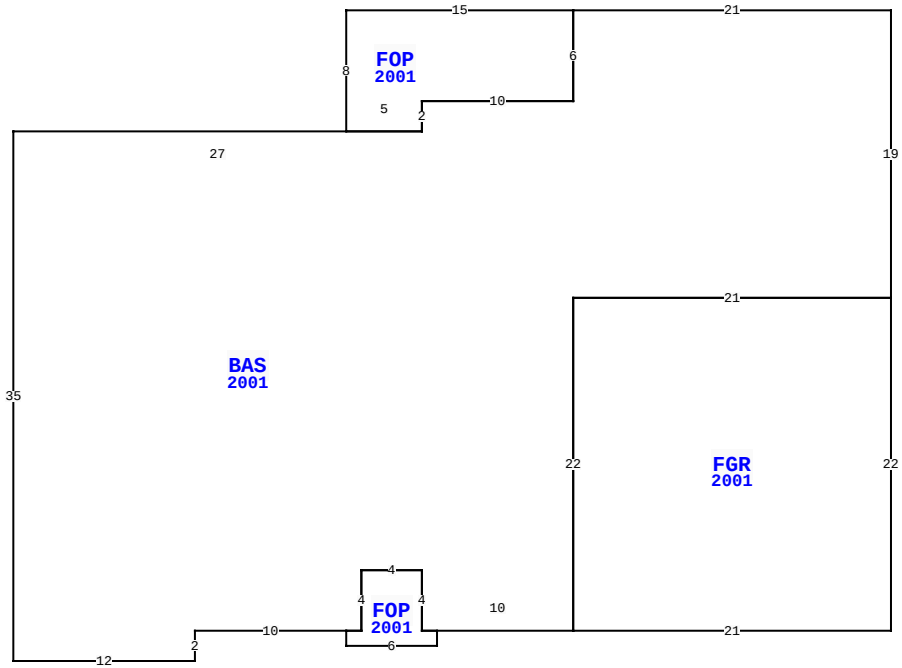
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,648	100	1,648	174,642
FGR	462	55	254	26,917
FOP	22	30	7	742
FOP	100	30	30	3,179
TOTALS	2,232		1,939	205,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,939	99.5239	118.18	229,151	2001	2001	0	0	0	10.33	89.67

1 SNGL FAM – 100% - 2013 Heated Area: 1648 HX Base Yr 2013



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

95168 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		205,480
TOTAL MARKET OB/XF VALUE		3,812
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		277,292
SOH/AGL Deduction		133,028
ASSESSED VALUE		144,264
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		39,264
TOTAL JUST VALUE		277,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1780/1987	2/24/2012	WD	Q	I	02	145,000
GRANTOR: JENKINS LILLIE A						
GRANTEE: FLAUGHER KAY K						
0973/0040	3/01/2001	WD	Q	I		116,400
GRANTOR: TRADEMARK HOME BUILDE						
GRANTEE: JENKINS LILLIE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W21 FOP=[YR=2001] W15 S8 E5 N2 E10 N6 $ S6 W10 S2 W27 S35 E12 N2 E10 FOP=[YR=2001] S1 E6 N1 W1 N4 W4 S4 W1 $ E1 N4 E4 S4 E10 FGR=[YR=2001] E21 N22 W21 S22 $ N22 E21 N19 $.

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	894.00	SF	5.20	5.20	100	2001	2001	3	82	3,812	

LAND DESCRIPTION

TOTAL OB/XF 3,812

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