

PROGRESS JACKSONVILLE LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2024



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

05AVERAGE 70

10ABOVE AVG 30

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 70

08SHT VINYL 30

03CENTRAL 100

04AIR DUCTED 100
3 100
2 100

02WOOD FRAME 100
1. 1. 100
0 100

00NONE 100

04Quality Level 04

0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4144.0100

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,7181001,718173,247

FGR4205523123,295

FOP4030121,210

PTO7054403

TOTALS2,2481,965198,155

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND

010011,965110.0001104.50205,34220152015003.5096.50

1 SINGLE FAM - 0% - 2024Heated Area: 1718HX Base Yr

10

7

PTO

2015

34

4

37

57

21

20

13

20

13

7

7

FOP

2015

2

6

2

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE198,155

TOTAL MARKET OB/XF VALUE3,063

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE276,218

SOH/AGL Deduction0

ASSESSED VALUE276,218

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE276,218

TOTAL JUST VALUE276,218

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE267,327

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2626/17113/21/2023WDQI01340,000

GRANTOR: HYATT MARK W & CHERYL

GRANTEE: PROGRESS JACKSONVIL

2626/12813/21/2023WDUI11100

GRANTOR: HYATT MARK W & CHERYL

GRANTEE: PROGRESS JACKSONVIL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W4 PTO=[YR=2015] N7 W10 S7 E10\$ W34 S37
FGR=[YR=2015] S20 E20 FOP=[YR=2015] S2 E6 N2 W1 N7 W4 S7 W1\$
E1 N20 W21\$ E21 S13 E4 S7 E13 N57\$.

EXTRA FEATURES

95012 TIMBERLAKE DR, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B0000590.00SF5.205.20100201520153952,915

20810CONCRETE A000024.00SF6.506.5010020152015395148

LAND DESCRIPTION

TOTAL OB/XF3,063

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CSFR0PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE08/03/2020BYKWA

Total Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/06/2024 BY SYS