

LOT 3
IN OR 2006/1548
TIMBERLAKE PHASE 1 PBK 8/95

O BRIANT WESLEY & AMY LYNNE
95024 TIMBERLAKE DR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0100-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4144.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	187,164
FGR	420	55	231	23,295
FOP	20	30	6	605
PTO	252	5	13	1,311
TOTALS	2,548		2,106	212,374

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	9	3	27.00	SF	6.50	6.50	100	2015
2	0811	CONCRETE B	0 100	0	0	539.00	SF	5.20	5.20	100	2015

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,106	110.0001	104.50	220,077	2015	2015	0	0	0	3.50	96.50	
1 SINGLE FAM - 100% - 2016 Heated Area: 1856 HX Base Yr 2016													
95024 TIMBERLAKE DR, FERNANDINA BEACH													

95024 TIMBERLAKE DR, FERNANDINA BEACH										XF DATE	LAND DATE
										INC DATE	AG DATE
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
27.00	SF	6.50	6.50	100	2015	2015	3	95	167		
539.00	SF	5.20	5.20	100	2015	2015	3	95	2,663		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	212,374		
TOTAL MARKET OB/XF VALUE	2,830		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	290,204		
SOH/AGL Deduction	121,372		
ASSESSED VALUE	168,832		
TOTAL EXEMPTION VALUE	HX HB VX 55,000		
BASE TAXABLE VALUE	113,832		
TOTAL JUST VALUE	290,204		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	280,670		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530819	NEW CONSTR	228,170	07/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2006/1548	9/30/2015	SW	Q	I	01	180,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: O BRIANT WESLEY & AM						
1988/0377	6/25/2015	SW	Q	V	05	220,000
GRANTOR: JP TIMBER LAKES LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2015] W16 S10 W7 S4 BAS=[YR=2015] W16 S39 FGR=[YR=2015] S20 E21 N1 FOP=[YR=2015] E5 N4 W5 S4\$ N19 W21\$ E21 S15 E5 S5 E13 N59 W23\$ E23 N14\$.											