LOT 9
IN OR 2537/548
TIMBERLAKE PHASE 1 PBK 8/95

MATRICIA ELIZABETH R
95062 TIMBERLAKE DR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0100-0009-0000

BUILDING CHARACTERISTICS

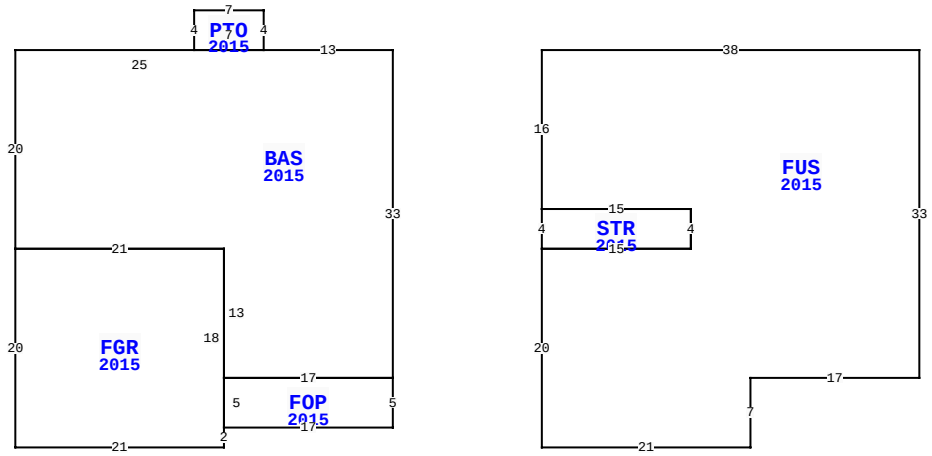
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	981	100	981	96,001
FGR	420	55	231	22,606
FOP	85	30	26	2,545
FUS	1,341	100	1,341	131,231
PTO	28	5	1	97
STR	60	10	6	587
TOTALS	2,915		2,586	253,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,586	106.7472	101.41	262,246	2015	2015	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2322 HX Base Yr 2024



95062 TIMBERLAKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		253,067
TOTAL MARKET OB/XF VALUE		9,371
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		337,438
SOH/AGL Deduction		0
ASSESSED VALUE		337,438
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		287,438
TOTAL JUST VALUE		337,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1530820	CO ISSUED	0	11/16/2015
B1530820	NEW CONSTR	279,387	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2709/676	4/25/2024	QC	U	I	11	100
GRANTOR: MATRICIA ELIZABETH R						
GRANTEE: MATRICIA ELIZABETH						
2537/0548	2/08/2022	WD	Q	I	01	349,000
GRANTOR: COOK THOMAS JAMES &						
GRANTEE: MATRICIA ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W13 PTO=[YR=2015] N4 W7 S4 E7$ W25 S20 FGR=[YR=2015] S20 E21 N2 FOP=[YR=2015] E17 N5 W17 S5$ N18 W21 $ E21 S13 E17 N33$ PTR=E15 FUS=[YR=2015] E38 S33 W17 S7 W21 N20 STR=[YR=2015] N4 E15 S4 W15$ E15 N4 W15 N16 $ W15$.

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	558.00	SF	5.20	5.20	100	2015	2015	3	95	2,757	
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2015	2015	3	95	167	
3	1242	WD DECK A	0	100	16	16	256.00	SF	6.00	6.00	100	2016	2016	3	74	1,137	
4	0476	VF 6 SBPL	0	100	0	0	175.00	LF	32.00	32.00	100	2016	2016	3	90	5,040	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270	

LAND DESCRIPTION

TOTAL OB/XF 9,371

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 08/03/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS