LOT 14
TIMBERLAKE PHASE 1 PBK 8/95

CUASON KIM OLIVER
95094 TIMBERLAKE DR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0100-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

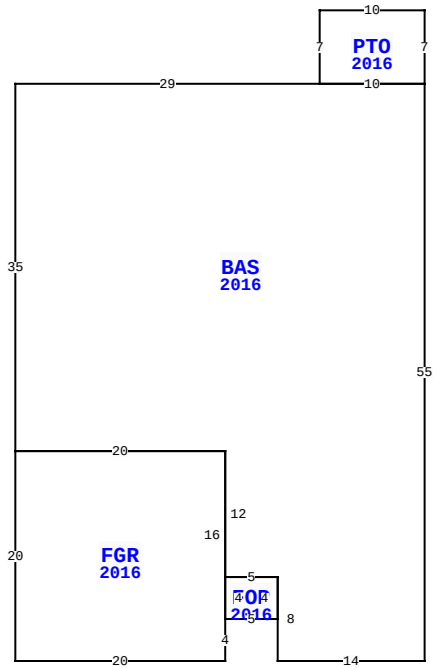
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,705	100	1,705	174,448
FGR	400	55	220	22,510
FOP	20	30	6	614
PTO	70	5	4	409
TOTALS	2,195		1,935	197,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,935	111.0291	105.48	204,104	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1705 HX Base Yr 2023



95094 TIMBERLAKE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		197,981
TOTAL MARKET OB/XF VALUE		2,963
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		275,944
SOH/AGL Deduction		899
ASSESSED VALUE		275,045
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		225,045
TOTAL JUST VALUE		275,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632365	CO ISSUED	0	12/01/2016
B1632365	NEW CONSTR	211,832	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/0510	5/06/2022	WD	Q	I	01	370,000
GRANTOR: SHOOK JOSHUA						
GRANTEE: CUASON KIM OLIVER						
2360/1820	4/27/2020	QC	U	I	11	100
GRANTOR: JONES RAMIE M F/K/A R						
GRANTEE: SHOOK JOSHUA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] W10 S7 BAS=[YR=2016] W29 S35 FGR=[YR=2016] S20 E20 N4 FOP=[YR=2016] E5 N4 W5 S4$ N16 W20$ E20 S12 E5 S8 E14 N55 W10$ E10 N7$.

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	546.00	SF	5.20	5.20	100	2016	2016	3	96	2,726	
2	0810	CONCRETE A	0	100	0	0	38.00	SF	6.50	6.50	100	2016	2016	3	96	237	

LAND DESCRIPTION

TOTAL OB/XF 2,963

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 01/11/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS