

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 70
10 ABOVE AVG 30
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 60
08 SHT VINYL 40
03 CENTRAL 100
04 AIR DUCTED 100
4 100
2 100
02 WOOD FRAME 100
1. 1. 100
0 100
00 NONE 100

04 Quality Level 04
0100 SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4144.0100
AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE
BAS1,8561001,856188,133
FGR4205523123,416
FOP20306608
USP21630656,589

TOTALS2,5122,158218,746

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

0100012,158110.0001104.50225,51120162016003.0097.00

1 SINGLE FAM - 0% - 0Heated Area: 1856HX Base Yr

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUETotal Market Value218,746
TOTAL MARKET OB/XF VALUETotal Market Value6,839
TOTAL LAND VALUE - MARKETTotal Market Value75,000
TOTAL MARKET VALUETotal Market Value300,585
SOH/AGL DeductionIncome Value42,842
ASSESSED VALUETotal Market Value257,743
TOTAL EXEMPTION VALUETotal Exemption Value0
BASE TAXABLE VALUETotal Taxable Value257,743
TOTAL JUST VALUETotal Just Value300,585
NCON VALUENCON Value0
INCOME VALUEIncome Value
PREVIOUS YEAR MKT VALUEPrevious Year Mkt Value290,889

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE SALE PRICE
2372/12966/30/2020WDQI01244,000
GRANTOR: BLANKENBERG RANDALL &
GRANTEE: NETHERLAND TYLER &
2051/06376/03/2016SWQI01185,600
GRANTOR: D R HORTON INC JACKSON
GRANTEE: BLANKENBERG RANDALL

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2016] W7 USP=[YR=2019] N12 W18 S12 E18\$ W32 S39
FGR=[YR=2016] S20 E21 N1 FOP=[YR=2016] E5 N4 W5 S4\$ N19 W21\$
E21 S15 E5 S5 E13 N59\$.

EXTRA FEATURES

95120 TIMBERLAKE DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

LAND DESCRIPTION

TOTAL OB/XF6,839

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICELAND UNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

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