



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD								
Exterior Wall		05	AVERAGE 70							0100	01	2,104	110.0001	104.50	219,868	2016	2016	0	0	0	3.00	97.00	VALUATION BY								
Exterior Wall		10	ABOVE AVG 30							1 SINGLE FAM - 0% - 0														Tax Group: 4							
Roof Structur		03	GABLE/HIP 100							Heated Area: 1856														Tax Dist:							
Roof Cover		03	COMP SHNGL 100							HX Base Yr														BUILDING MARKET VALUE							
Interior Wall		05	DRYWALL 100																					213,272							
Interior Floo		14	CARPET 60																					TOTAL MARKET OB/XF VALUE							
Interior Floo		08	SHT VINYL 40																					7,631							
Air Condition		03	CENTRAL 100																					TOTAL LAND VALUE - MARKET							
Heating Type		04	AIR DUCTED 100																					75,000							
Bedrooms		4	100																					TOTAL MARKET VALUE							
Bathrooms		2	100																					295,903							
Frame		02	WOOD FRAME 100																					SOH/AGL Deduction							
Stories		1.	1. 100																					6,959							
Units		0	100																					ASSESSED VALUE							
Occupancy		00	NONE 100																					288,944							
Quality		04	Quality Level 04																					TOTAL EXEMPTION VALUE							
DOR CODE		0100	SINGLE FAMILY																					0							
MAP NUM			MKT AREA																					BASE TAXABLE VALUE							
NEIGHBORHOOD/LOC		4144.0100																						288,944							
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											TOTAL JUST VALUE															
BAS		1,856	100	1,856	188,133											295,903															
FGR		420	55	231	23,416											NCON VALUE															
FOP		20	30	6	608											0															
PTO		225	5	11	1,116											INCOME VALUE															
TOTALS		2,521		2,104	213,272											PREVIOUS YEAR MKT VALUE															
EXTRA FEATURES		95124 TIMBERLAKE DR, FERNANDINA BEACH																													
L N		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	0	0	0	603.00	SF	5.20	5.20	100	2016	2016	3	96	3,010														
2		0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	2016	2016	3	96	150														
3		0462	ST/AL FNC	0	0	0	0	552.00	SF	10.00	10.00	100	2016	2016	3	81	4,471														
LAND DESCRIPTION		TOTAL OB/XF 7,631																													
L N		USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		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													