LOT 28
IN OR 2125/688
TIMBERLAKE PHASE 3 PBK 8/168

STEVENSON LEWIS
3065 DAUFASKIE ROAD
SUMTER, SC 29150

2024

29-2N-28-0100-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

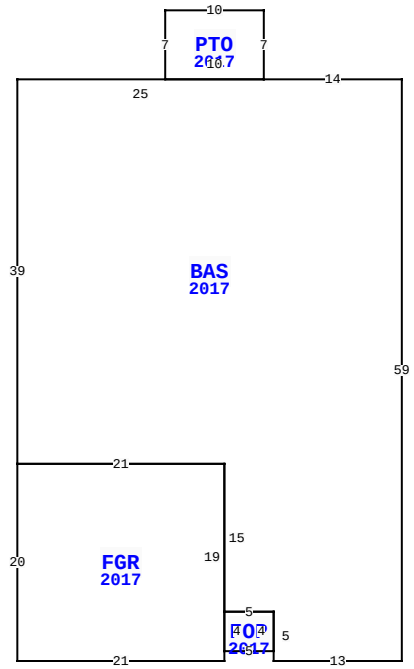
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	4144.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	192,813
FGR	420	55	231	23,998
FOP	20	30	6	623
PTO	70	5	4	415
TOTALS	2,366		2,097	217,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,097	112.1610	106.55	223,435	2017	2017	0	0	0	2.50	97.50

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



95050 CHESWICK OAKS 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	217,849
TOTAL MARKET OB/XF VALUE	3,062
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	295,911
SOH/AGL Deduction	41,435
ASSESSED VALUE	254,476
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	254,476
TOTAL JUST VALUE	295,911
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004027	CO ISSUED	0	05/08/2017
1700623	NEW CONSTR	0	01/30/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2125/0688	6/08/2017	SW	Q	I	02	195,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: STEVENSON LEWIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 PTO=[YR=2017] N7 W10 S7 E10$ W25 S39
FGR=[YR=2017] S20 E21 N1 FOP=[YR=2017] E5 N4 W5 S4$ N19
W21$ E21 S15 E5 S5 E13 N59 $.

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	0	0	0	607.00	SF	5.20	5.20	100	2017	2017	3	97	3,062	

LAND DESCRIPTION

TOTAL OB/XF 3,062

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	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 05/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS