LOT 35
IN OR 2122/1039
TIMBERLAKE PHASE 3 PBK 8/168

ODOM MISTY M & JEREMY G
95061 CHESWICK OAKS DRIVE
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0100-0035-0000

BUILDING CHARACTERISTICS

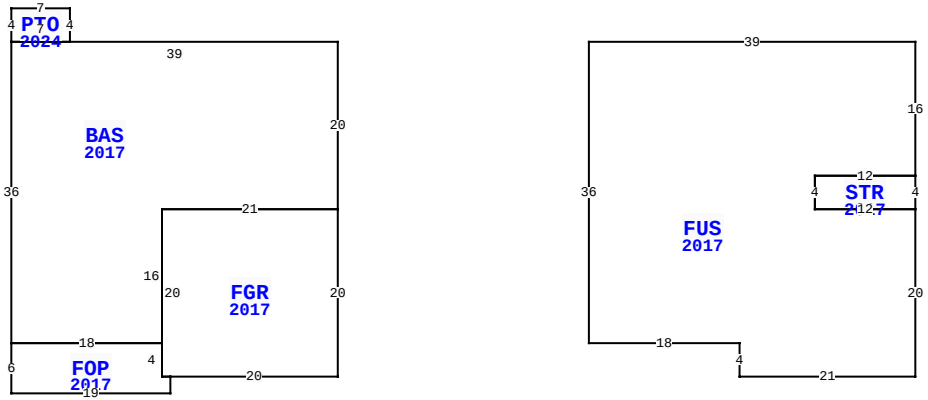
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	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	4144.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100	1,068	108,691
FGR	420	55	231	23,509
FOP	110	30	33	3,359
FUS	1,440	100	1,440	146,549
PTO	28	5	1	101
STR	48	10	5	509
TOTALS	3,114		2,778	282,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,778	109.8720	104.38	289,968	2017	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2018 Heated Area: 2508 HX Base Yr 2018



95061 CHESWICK OAKS 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		282,719
TOTAL MARKET OB/XF VALUE		2,880
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		360,599
SOH/AGL Deduction		125,529
ASSESSED VALUE		235,070
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		185,070
TOTAL JUST VALUE		360,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004256	CO ISSUED	0	05/12/2017
1700435	NEW CONSTR	304,912	01/23/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2122/1039	5/25/2017	SW	Q	I	01	221,800

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: ODOM MISTY M & JERE

BUILDING NOTES

EXTRA FEATURES

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	100	0	0	571.00	SF	5.20	5.20	100	2017	2017	3	97	2,880	

BUILDING DIMENSIONS

FUS=[YR=2017;ORIG=30,0] E39 S16 W12 S4 E12 S20 W21 N4 W18 N36 $
BAS=[YR=2017;ORIG=0,0] W39 S36 E18 N16 E21 N20 $
FGR=[YR=2017;ORIG=-20,40] E20 N20 W21 S20 E1 $
FOP=[YR=2017;ORIG=-39,36] S6 E19 N2 W1 N4 W18 $
STR=[YR=2017;ORIG=69,16] S4 W12 N4 E12 $
PTR=[YR=2017;ORIG=0,0] E30 W30 $
PTO=[YR=2024;ORIG=-39,-4] E7 S4 W7 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,880

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	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 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