LOT 37
TIMBERLAKE PHASE 3 PBK 8/168

SHV HOMES 1 LLC
3495 PIEDMONT RD BLDG 11 #300
ATLANTA, GA 30305

2024

29-2N-28-0100-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

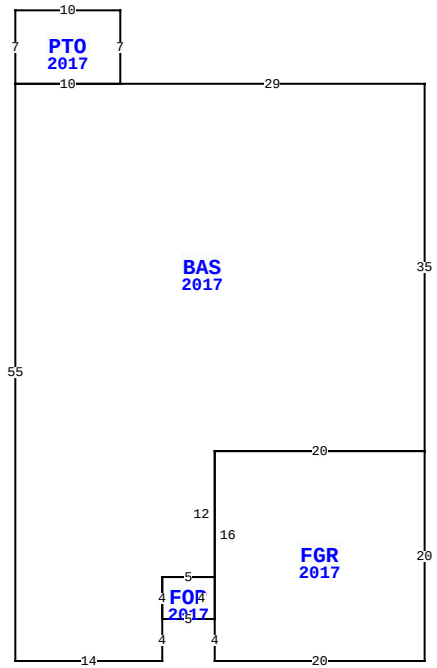
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,705	100	1,705	178,756
FGR	400	55	220	23,066
FOP	20	30	6	629
PTO	70	5	4	419
TOTALS	2,195		1,935	202,869

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	113.1900	107.53	208,071	2017	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1705 HX Base Yr



95053 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	202,869
TOTAL MARKET OB/XF VALUE	2,966
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	280,835
SOH/AGL Deduction	0
ASSESSED VALUE	280,835
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,835
TOTAL JUST VALUE	280,835
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003427	CO ISSUED	0	04/19/2017
B1633433	NEW CONSTR	0	11/22/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2582/1293	8/03/2022	WD	U	I	37	393,900
GRANTOR: MIZUK BOGDAN &						
GRANTEE: SHV HOMES 1 LLC						
2122/1997	5/30/2017	SW	Q	I	01	186,800
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MIZUK BOGDAN & OLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W29 PTO=[YR=2017] N7 W10 S7 E10$ W10 S55 E14 N4 FOP=[YR=2017] E5 FGR=[YR=2017] S4 E20 N20 W20 S16$ N4 W5 S4$ N4 E5 N12 E20 N35$.

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	588.00	SF	5.20	5.20	100	2017	2017	3	97	2,966	

LAND DESCRIPTION

TOTAL OB/XF 2,966

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	000134	C	SFR POND	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