

LOT 39
IN OR 2122/1977
TIMBERLAKE PHASE 3 PBK 8/168

DARLINGTON RUTH W
95045 CHESWICK OAKS DRIVE
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0100-0039-0000



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 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

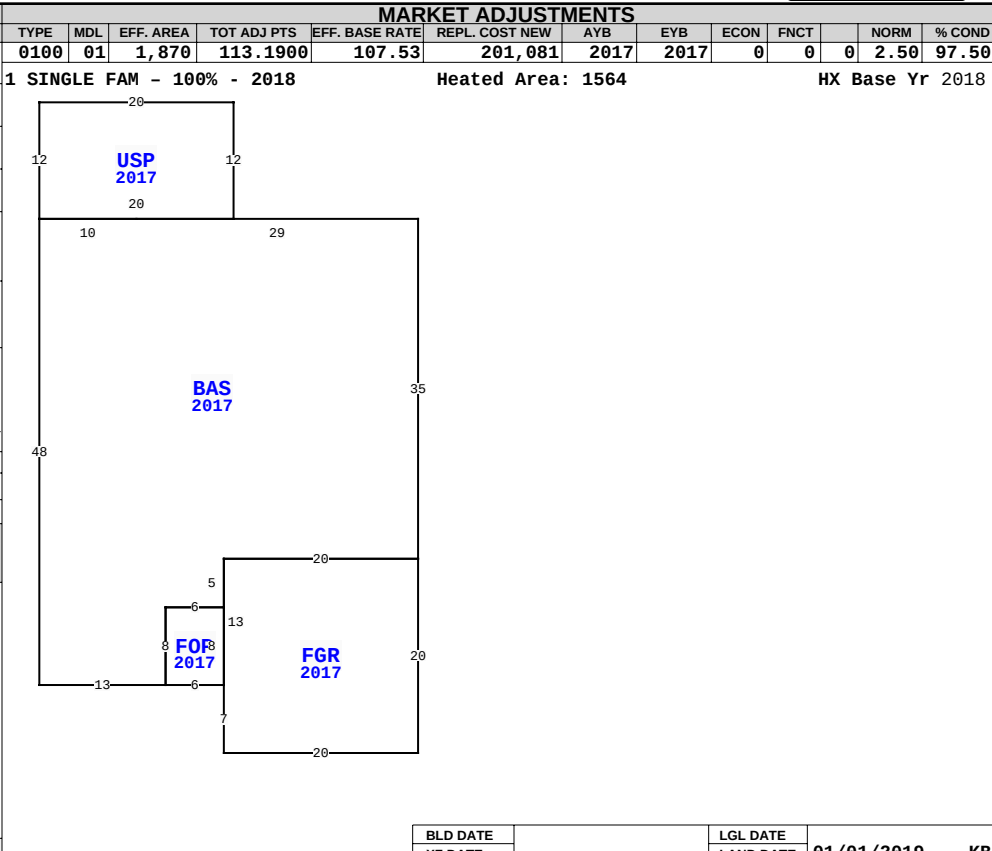
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4144.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	1,564	163,973
FGR	400	55	220	23,066
FOP	48	30	14	1,467
USP	240	30	72	7,548
TOTALS	2,252		1,870	196,054

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
1	0811	CONCRETE B	0 100	0	0	637.00	SF	5.20	5.20	100	2017	2017	3	97

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 05/31/2024 BY KBA



TOTAL OB/XF														
3,213														

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3,213														

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					196,054				
TOTAL MARKET OB/XF VALUE					3,213				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					274,267				
SOH/AGL Deduction					158,730				
ASSESSED VALUE					115,537				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					65,537				
TOTAL JUST VALUE					274,267				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					262,296				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004184	CO ISSUED	0	05/11/2017
1700434	NEW CONSTR	196,350	01/23/2017

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2122/1977	5/30/2017	SW	Q	I	01	179,900			

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: DARLINGTON RUTH W

BUILDING DIMENSIONS														
BAS=[YR=2017;ORIG=0,0] W29 W10 S48 E13 N8 E6 N5 E20 N35 \$														
FGR=[YR=2017;ORIG=-20,48] S7 E20 N20 W20 S13 \$														
USP=[YR=2017;ORIG=-19,0] N12 W20 S12 E20 \$														
FOP=[YR=2017;ORIG=-26,48] E6 N8 W6 S8 \$														

BUILDING NOTES														

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