

ROBBINS SHELLBY LATRELL
95175 TIMBERLAKE DRIVE
FERNANDINA BEACH, FL 32034

29-2N-28-0100-0058-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1													
Exterior Wall	10	ABOVE AVG 100	0100	01	2,097	112.1610	106.55	223,435	2017	2017	0	0	0	2.50	97.50														
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2019													Heated Area: 1856													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019													
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 70																											
Interior Floor	08	SHT VINYL 30																											
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																							
EXTRA FEATURES			95175 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	0 100	0	0	646.00	SF	5.20	5.20	100	2017	2017	3	97	3,258														
2	0462	ST/AL FNC	0 100	40	0	160.00	SF	10.00	10.00	100	2017	2017	3	84	1,344														
3	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	92	276														
4	0476	VF 6 SBPL	0 100	0	0	100.00	LF	32.00	32.00	100	2017	2017	3	92	2,944														
5	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	92	276														
LAND DESCRIPTION																													
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 07/31/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																													