

LOT 65
IN OR 2021/358
TIMBERLAKE PHASE 1 PBK 8/95

VILLAMIL JOSE
95019 CHESWICK OAKS DR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0100-0065-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
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	1,720	100	1,720	165,384
FGR	578	55	318	30,577
FOP	100	30	30	2,885
FSP	192	40	77	7,404
FUS	1,938	100	1,938	186,346
STR	44	10	4	385

TOTALS	4,572		4,087	392,980
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	167
2	0811	CONCRETE B	0	100	0	0	658.00	SF	5.20	5.20	3,251
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	1,940
4	0476	VF 6 SBPL	0	100	0	0	75.00	LF	32.00	32.00	2,160
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	270

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	4,087	105.4284	100.16	409,354	2015	2015	0	0	0	4.00	96.00	
1 SINGLE FAM - 100% - 2017 Heated Area: 3658 HX Base Yr 2017													

95019 CHESWICK OAKS DR, FERNANDINA BEACH													
BLD DATE: XE DATE: INC DATE: LGL DATE: LAND DATE: AG DATE:													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		392,980	
TOTAL MARKET OB/XF VALUE		7,788	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		475,768	
SOH/AGL Deduction		160,754	
ASSESSED VALUE		315,014	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		265,014	
TOTAL JUST VALUE		475,768	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		458,144	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530499	NEW CONSTR	446,093	05/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2021/0358	12/29/2015	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					SALE PRICE
GRANTEE: VILLAMIL JOSE					
1978/0266	4/01/2015	SW	Q	V	05
GRANTOR: JP TIMBER LAKES LLC					758,500
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W22 FSP=[YR=2019] N12 W16 S12 E16\$ W26 S44 FOP=[YR=2015] S5 E20 FGR=[YR=2015] S1 E10 S1 E18 N21 W28 S19\$ N5 W20\$ E20 N14 E28 N30\$ PTR = W68 FUS=[YR=2015] W24 STR=[YR=2015] W4 S11 E4 N11\$ S11 W4 N11 W20 S30 E20 S20 E10 N1 E18 N49\$ E68 \$.											