LOT 67
TIMBERLAKE PHASE 1 PBK 8/95

BERRIOS JASMIN MICHELLE/BERRIOS JENY
95013 CHESWICK OAKS DRIVE
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0100-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

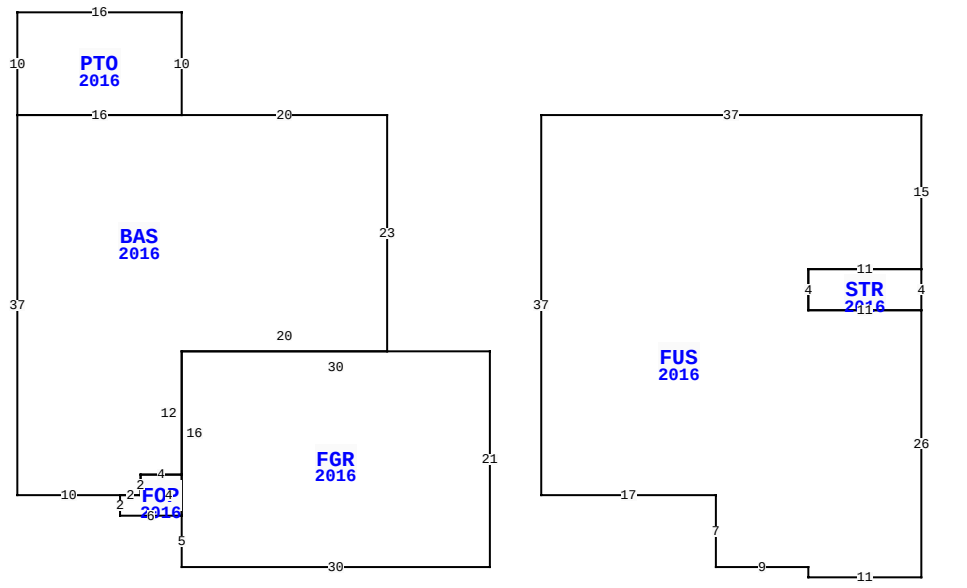
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
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	1,044	100	1,044	111,394
FGR	630	55	346	36,918
FOP	20	30	6	640
FUS	1,476	100	1,476	157,489
PTO	160	5	8	853
STR	44	10	4	427
TOTALS	3,374		2,884	307,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,884	115.9725	110.17	317,730	2016	2016	0	0	0	3.15	96.85

1 SINGLE FAM – 100% - 2024 Heated Area: 2520 HX Base Yr 2024



95013 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		307,722
TOTAL MARKET OB/XF VALUE		12,124
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		394,846
SOH/AGL Deduction		0
ASSESSED VALUE		394,846
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		344,846
TOTAL JUST VALUE		394,846
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531427	CO ISSUED	0	03/15/2016
B1531427	NEW CONSTR	0	11/13/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2612/1641	1/11/2023	WD	U	I	16	222,300
GRANTOR: BERRIOS JENY						
GRANTEE: BERRIOS JENY & JASM						
2563/0813	5/16/2022	WD	Q	I	01	499,000
GRANTOR: MORRISON JEFFREY M &						
GRANTEE: BERRIOS JENY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W20 PTO=[YR=2016] N10 W16 S10 E16$ W16 S37 E10 FOP=[YR=2016] S2 E6 FGR=[YR=2016] S5 E30 N21 W30 S16$ N4 W4 S2 W2$ E2 N2 E4 N12 E20 N23$ PTR=E15 FUS=[YR=2016] E37 S15 STR=[YR=2016] S4 W11 N4 E11$ W11 S4 E11 S26 W11 N1 W9 N7 W17 N37$ W15$.

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	100	0	0	888.00	SF	5.20	5.20	100	2016	2016	3	96	4,433	
2	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50	6.50	100	2016	2016	3	96	250	
3	0476	VF 6 SBPL	0	100	0	0	168.00	LF	32.00	32.00	100	2016	2016	3	90	4,838	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270	
5	0462	ST/AL FNC	0	100	0	0	288.00	SF	10.00	10.00	100	2016	2016	3	81	2,333	

LAND DESCRIPTION

TOTAL OB/XF 12,124

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	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 01/11/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS