LOT 68
TIMBERLAKE PHASE 1 PBK 8/95

SHERWOOD KEITH C & CATHY J
95011 CHESWICK OAKS DR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0100-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

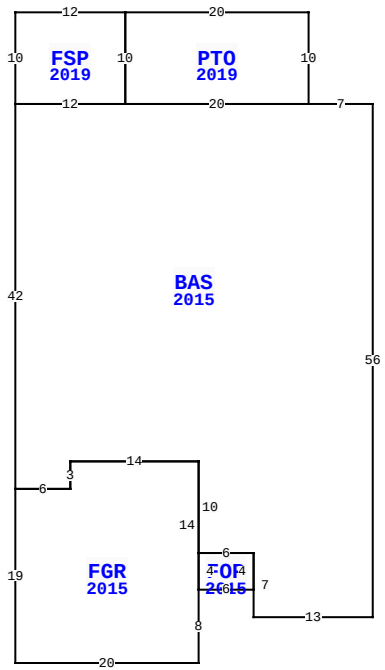
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,820	100	1,820	193,541
FGR	422	55	232	24,671
FOP	24	30	7	745
FSP	120	40	48	5,105
PTO	200	5	10	1,064
TOTALS	2,586		2,117	225,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,117	116.1741	110.37	233,653	2015	2015	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2024 Heated Area: 1820 HX Base Yr 2024



95011 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		225,125
TOTAL MARKET OB/XF VALUE		7,984
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		308,109
SOH/AGL Deduction		157,351
ASSESSED VALUE		150,758
TOTAL EXEMPTION VALUE	SX HX HB	100,000
BASE TAXABLE VALUE		50,758
TOTAL JUST VALUE		308,109
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530415	CO ISSUED	0	08/27/2015
B1530415	NEW CONSTR	222,672	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2676/425	10/27/2023	WD	Q	I	02	385,000
GRANTOR: THOMPSON GREGG & LISA						
GRANTEE: SHERWOOD KEITH C &						
2001/0933	8/31/2015	SW	Q	I	01	202,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: THOMPSON GREGG & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W7 PTO=[YR=2019] N10 W20 S10 E20$ W20 FSP=[YR=2019] N10 W12 S10 E12$ W12 S42 FGR=[YR=2015] S19 E20 N8 FOP=[YR=2015] E6 N4 W6 S4$ N14 W14 S3 W6$ E6 N3 E14 S10 E6 S7 E13 N56$.

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	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	2015	2015	3	95	259	
2	0811	CONCRETE B	0	100	0	0	558.00	SF	5.20	5.20	100	2015	2015	3	95	2,757	
3	0462	ST/AL FNC	0	100	70	4	280.00	SF	10.00	10.00	100	2016	2016	3	81	2,268	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270	
5	0476	VF 6 SBPL	0	100	0	0	75.00	LF	32.00	32.00	100	2016	2016	3	90	2,160	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270	

LAND DESCRIPTION

TOTAL OB/XF 7,984

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 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