LOT 69
IN OR 2042/624
TIMBERLAKE PHASE 1 PBK 8/95

SMITH ANNE M L/E/
95009 CHESWICK OAKS DR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0100-0069-0000

BUILDING CHARACTERISTICS

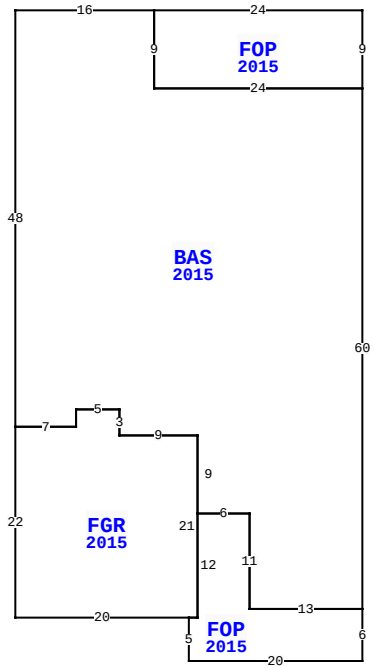
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,036	100	2,036	219,003
FGR	463	55	255	27,429
FOP	185	30	56	6,024
FOP	216	30	65	6,992
TOTALS	2,900		2,412	259,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,412	117.5118	111.64	269,276	2015	2015	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2016 Heated Area: 2036 HX Base Yr 2016



95009 CHESWICK OAKS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		259,447
TOTAL MARKET OB/XF VALUE		4,072
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		338,519
SOH/AGL Deduction		159,352
ASSESSED VALUE		179,167
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,167
TOTAL JUST VALUE		338,519
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530154	NEW CONSTR	258,956	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2042/0624	4/27/2016	QC	U	I	11	100
GRANTOR: SMITH ANNE M						
GRANTEE: SMITH ANNE M L/E						
1994/0283	7/28/2015	SW	Q	I	01	226,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SMITH ANNE M						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W24 BAS=[YR=2015] W16 S48 FGR=[YR=2015] S22 E20 FOP=[YR=2015] S5 E20 N6 W13 N11 W6 S12 W1$ E1 N21 W9 N3 W5 S2 W7$ E7 N2 E5 S3 E9 S9 E6 S11 E13 N60 W24 N9 $ S9 E24 N9$.

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	7	3	21.00	SF	6.50	6.50	100	2015	2015	3	95	130	
2	0811	CONCRETE B	0	100	0	0	798.00	SF	5.20	5.20	100	2015	2015	3	95	3,942	

LAND DESCRIPTION

TOTAL OB/XF 4,072

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