LOT 70
IN OR 1989/1297
TIMBERLAKE PHASE 1 PBK 8/95

HOLMES JOHN A & SANDRA R
95005 CHESWICK OAKS DR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0100-0070-0000

BUILDING CHARACTERISTICS

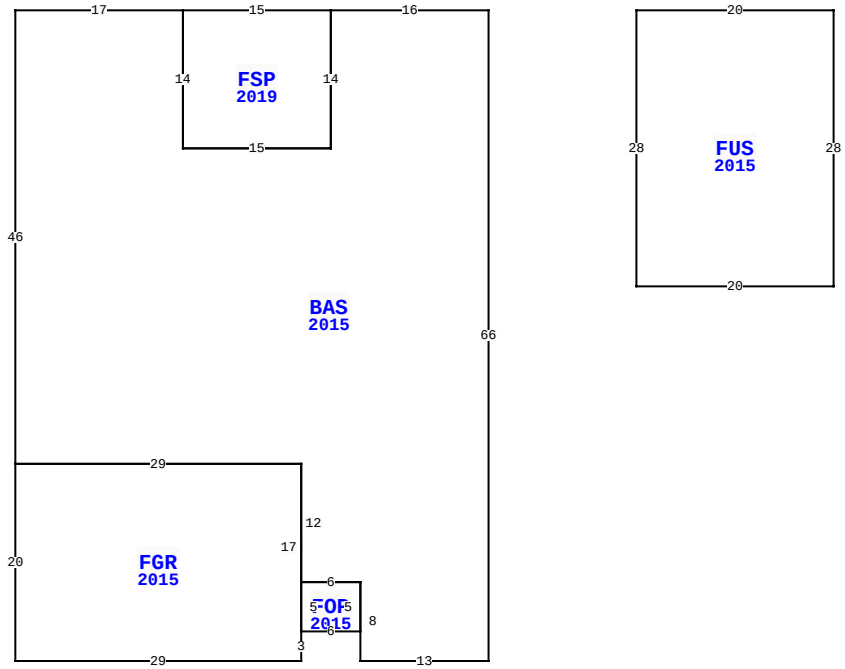
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,330	100	2,330	234,665
FGR	580	55	319	32,128
FOP	30	30	9	907
FSP	210	40	84	8,460
FUS	560	100	560	56,400
TOTALS	3,710		3,302	332,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,302	110.0274	104.53	345,158	2015	2015	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2017 Heated Area: 2890 HX Base Yr 2017



95005 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		332,560
TOTAL MARKET OB/XF VALUE		61,506
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		469,066
SOH/AGL Deduction		140,254
ASSESSED VALUE		328,812
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		278,812
TOTAL JUST VALUE		469,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000406	SCRN ENCLSR	8,500	01/07/2022
21015194	SWIM POOL	50,745	11/03/2021
B1530153	NEW CONSTR	360,644	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1989/1297	6/30/2015	SW	Q	I	01	264,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HOLMES JOHN A & SAN						
1967/1815	3/12/2015	SW	Q	V	05	230,500
GRANTOR: JP TIMBER LAKES LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W16 FSP=[YR=2019] W15 S14 E15 N14$ S14 W15 N14 W17 S46 FGR=[YR=2015] S20 E29 N3 FOP=[YR=2015] E6 N5 W6 S5$ N17 W29$ E29 S12 E6 S8 E13 N66$ PTR=E15 FUS=[YR=2015] E20 S28 W20 N28$ 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	0810	CONCRETE A	0	100	0	0	908.00	SF	6.50	6.50	100	2015	2015	3	95	5,607	
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	2015	2015	3	95	185	
3	0462	ST/AL FNC	0	100	73	0	292.00	SF	10.00	10.00	100	2016	2016	3	81	2,365	
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	85.00	LF	32.00	32.00	100	2016	2016	3	90	2,448	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270	
7	0911	SCRN RM A	0	100	42	21	882.00	SF	17.50	17.50	100	2022	2022	3	97	14,972	
8	0861	POOL GUNIT	0	100	28	12	336.00	SF	85.00	85.00	100	2022	2022	3	98	27,989	
9	0855	CONC PAVER	0	100	0	0	546.00	SF	10.00	10.00	100	2022	2022	3	100	5,460	
10	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	97	1,940	

TOTAL OB/XF 61,506

LAND DESCRIPTION

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 07/01/2022 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS