

LOT 89
IN OR 2071/441
TIMBERLAKE PHASE 2 PBK 8/147

CAMILLERI DOUGLAS
95229 TANGLEWOOD DR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0100-0089-0000



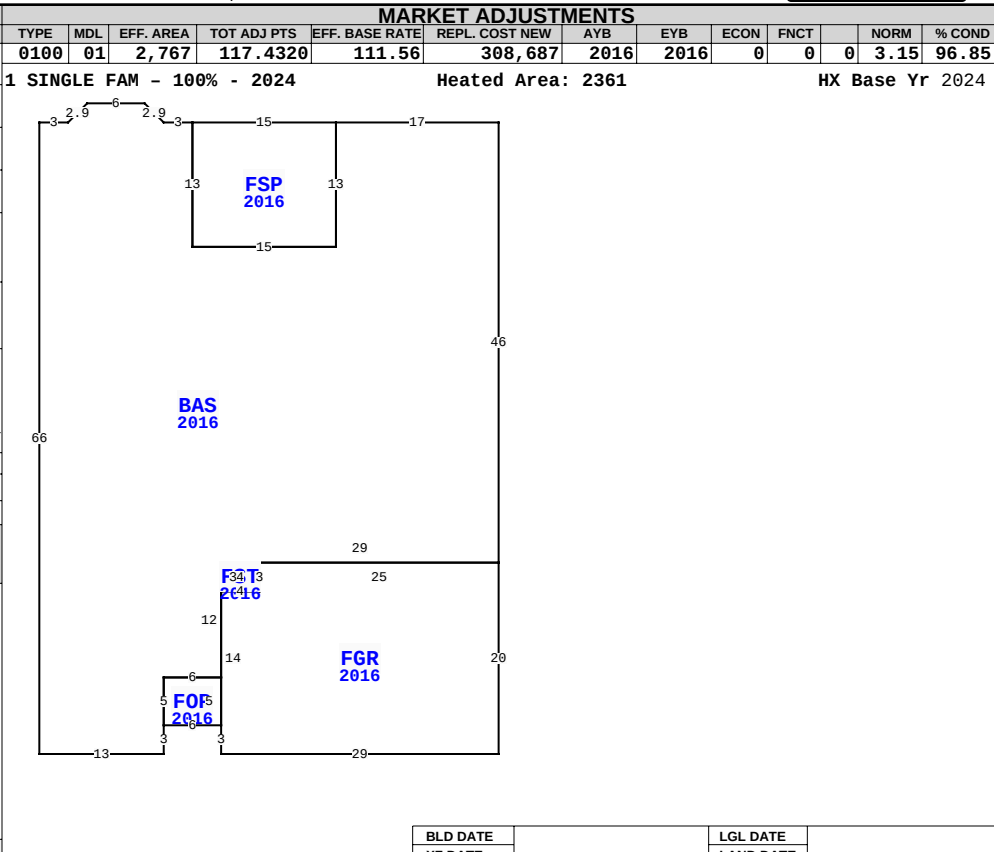
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,361	100	2,361	255,096
FGR	568	55	312	33,711
FOP	30	30	9	972
FSP	195	40	78	8,428
FST	12	55	7	756
TOTALS	3,166		2,767	298,963

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	917.00	UT	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	
3	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	

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	



TOTAL OB/XF											
BLD DATE		LGL DATE									
XF DATE		LAND DATE									
INC DATE		AG DATE									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	298,963		
TOTAL MARKET OB/XF VALUE	10,616		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	384,579		
SOH/AGL Deduction	0		
ASSESSED VALUE	384,579		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	334,579		
TOTAL JUST VALUE	384,579		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	371,268		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631845	NEW CONSTR	0	02/24/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2071/0441	9/12/2016	SW	Q	I	01
SALE PRICE 259,400					

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: CAMILLERI DOUGLAS

BUILDING DIMENSIONS											
BAS=[YR=2016] W17 FSP=[YR=2016] W15 S13 E15 N13\$S13 W15 N13 W3 U2 L2 W6 D2 L2 W3 S66 E13 N3 FOP=[YR=2016] E6 FGR=[YR=2016] S3 E29 N20 W25 FST=[YR=2016] W4 S3 E4 N3\$ S3 W4 S14\$ N5 W6 S5\$ N5 E6 N12 E29 N46\$.											