LOT 96
TIMBERLAKE PHASE 2 PBK 8/147

BOYLE LUKE
95345 MISTWOOD CT
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0100-0096-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

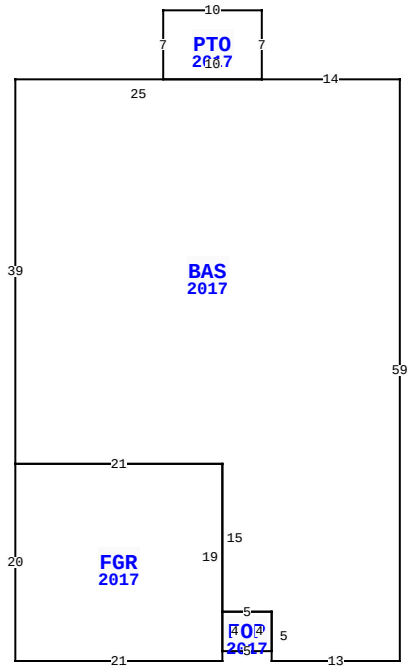
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,856	100	1,856	189,103
FGR	420	55	231	23,537
FOP	20	30	6	611
PTO	70	5	4	408
TOTALS	2,366		2,097	213,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,097	110.0001	104.50	219,136	2017	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1856 HX Base Yr 2022



95345 MISTWOOD CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		213,658
TOTAL MARKET OB/XF VALUE		2,810
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		291,468
SOH/AGL Deduction		31,164
ASSESSED VALUE		260,304
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		210,304
TOTAL JUST VALUE		291,468
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633056	CO ISSUED	0	02/23/2017
B1633056	NEW CONSTR	230,623	09/16/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2469/0453	6/03/2021	WD	Q	I	01	267,000
GRANTOR: SURIEL WILNIERIS J &						
GRANTEE: BOYLE LUKE						
2104/0642	2/28/2017	SW	Q	I	01	188,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SURIEL WILNIERIS J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 PTO=[YR=2017] N7 W10 S7 E10$ W25 S39
FGR=[YR=2017] S20 E21 N1 FOP=[YR=2017] E5 N4 W5 S4$ N19
W21$ E21 S15 E5 S5 E13 N59 $.

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	557.00	SF	5.20	5.20	100	2017	2017	3	97	2,810	

LAND DESCRIPTION

TOTAL OB/XF 2,810

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	000100	C	SFR	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 05/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS