LOT 99
TIMBERLAKE PHASE 2 PBK 8/147

DORCO ENTERPRISES LLC
911 SOUTH 8TH STREET
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0100-0099-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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

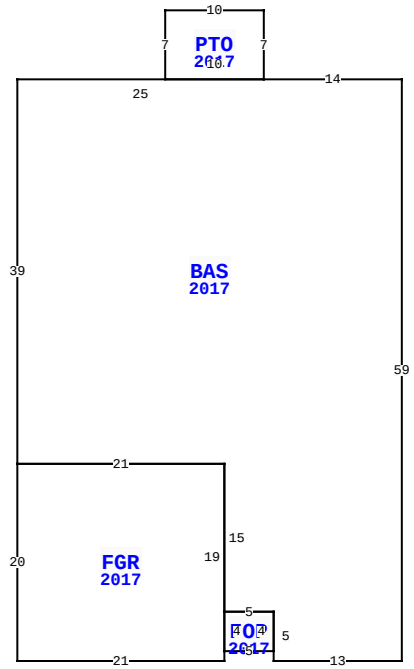
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4144.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	196,360
FGR	420	55	231	24,439
FOP	20	30	6	635
PTO	70	5	4	423
TOTALS	2,366		2,097	221,856

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	114.2190	108.51	227,545	2017	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 2024 Heated Area: 1856 HX Base Yr



95327 MISTWOOD CT, 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	221,856
TOTAL MARKET OB/XF VALUE	3,102
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	299,958
SOH/AGL Deduction	0
ASSESSED VALUE	299,958
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	299,958
TOTAL JUST VALUE	299,958
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633090	CO ISSUED	0	02/24/2017
B1633090	NEW CONSTR	230,285	09/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2634/92	4/27/2023	WD	Q	I	01	372,000
GRANTOR: RICHIE TYLER J & MADI						
GRANTEE: DORCO ENTERPRISES L						
2402/0853	10/22/2020	WD	Q	I	01	254,900
GRANTOR: POE TIMOTHY E & ALYSS						
GRANTEE: RICHIE TYLER J & MA						

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	0	0	0	615.00	SF	5.20	5.20	100	2017	2017	3	97	3,102	

LAND DESCRIPTION

TOTAL OB/XF 3,102

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	0		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