LOT 104
IN OR 2133/1781
TIMBERLAKE PHASE 2 PBK 8/147

MUDD PATRICK R/JOHNSON MARY E MUDD
95300 MISTWOOD CT
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0100-0104-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

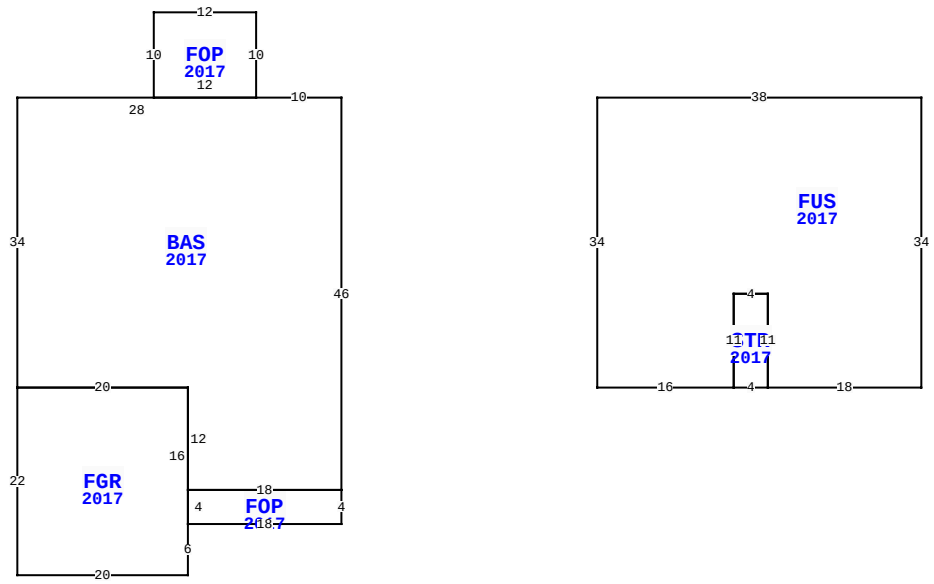
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4144.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	1,508	155,837
FGR	440	55	242	25,009
FOP	72	30	22	2,274
FOP	120	30	36	3,721
FUS	1,248	100	1,248	128,969
STR	44	10	4	413
TOTALS	3,432		3,060	316,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,060	111.5730	105.99	324,329	2017	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2018 Heated Area: 2756 HX Base Yr 2018



95300 MISTWOOD CT, 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		316,221
TOTAL MARKET OB/XF VALUE		10,487
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		401,708
SOH/AGL Deduction		133,630
ASSESSED VALUE		268,078
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		218,078
TOTAL JUST VALUE		401,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707019	SCRN ENCLSRE	4,408	11/01/2017
17003181	CO ISSUED	0	04/12/2017
B1632312	NEW CONSTR	332,110	05/16/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2133/1781	7/14/2017	SW	Q	I	02	288,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: JOHNSON MARY E MUDD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W10 FOP=[YR=2017] N10 W12 S10 E12$ W28 S34 FGR=[YR=2017] S22 E20 N6 FOP=[YR=2017] E18 N4 W18 S4$ N16 W20$ E20 S12 E18 N46$ PTR=[YR=2017] E30 FUS=[YR=2017] E38 S34 W18 STR=[YR=2017] W4 N11 E4 S11$ N11 W4 S11 W16 N34$ W30$.

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	510.00	SF	5.20	5.20	100	2017	2017	3	97	2,572	
2	0911	SCRN RM A	0	100	0	0	192.00	SF	17.50	17.50	100	2018	2018	3	82	2,755	
3	0855	CONC PAVER	0	100	0	0	516.00	SF	10.00	10.00	100	2024	2022		100	5,160	

LAND DESCRIPTION

TOTAL OB/XF 10,487

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