LOT 108
IN OR 2094/1344
TIMBERLAKE PHASE 2 PBK 8/147

KNOX JAMES L & KAREN L
95324 MISTWOOD CT
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0100-0108-0000

BUILDING CHARACTERISTICS

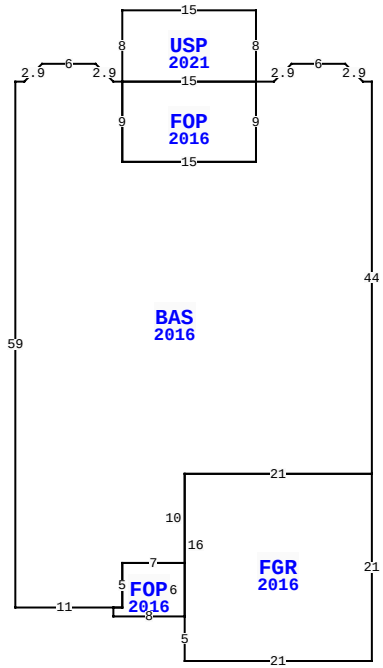
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,907	100	1,907	207,817
FGR	441	55	243	26,481
FOP	43	30	13	1,417
FOP	135	30	40	4,359
USP	120	30	36	3,923
TOTALS	2,646		2,239	243,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,239	118.4379	112.52	251,932	2016	2016	0	0	0	3.15	96.85

1 SINGLE FAM - 100% - 2018 Heated Area: 1907 HX Base Yr 2018



95324 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		243,996
TOTAL MARKET OB/XF VALUE		6,951
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		325,947
SOH/AGL Deduction		110,371
ASSESSED VALUE		215,576
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		165,576
TOTAL JUST VALUE		325,947
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1807831	REMODEL KTA	3,800	10/01/2018
B1632156	CO ISSUED	0	01/12/2017
B1632156	NEW CONSTR	235,244	04/25/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2094/1344	1/13/2017	SW	Q	I	02	239,500

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: KNOX JAMES L & KARE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W1 U2 L2 W6 D2 L2 W2 USP=[YR=2021] N8W15S8E15$FOP=[YR=2016] W15 S9 E15 N9$ S9 W15 N9 W1 U2 L2 W6 D2 L2 W1 S59 E11 FOP=[YR=2016] S1 E8 FGR=[YR=2016] S5 E21 N21 W21 S16$ N6 W7 S5 W1$ E1 N5 E7 N10 E21 N44$.

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	590.00	SF	5.20	5.20	100	2016	2016	3	96	2,945	
2	0810	CONCRETE A	0	100	0	0	39.00	SF	6.50	6.50	100	2016	2016	3	96	243	
3	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2021	2021	3	98	3,763	

LAND DESCRIPTION

TOTAL OB/XF 6,951

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 01/11/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS