

LOT 109
IN OR 2117/730
TIMBERLAKE PHASE 2 PBK 8/147

SPEAKES JOSEPH E IV & HOLLY
95330 MISTWOOD COURT
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0100-0109-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	1,833	100	1,833	203,013
FGR	414	55	228	25,252
FOP	112	30	34	3,766
FOP	120	30	36	3,987
TOTALS	2,479		2,131	236,018

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	651.00	SF	5.20	5.20	100	2017	2017	3	97	3,284	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	06/03/2024	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,131	120.1872	114.18	243,318	2017	2017	0	0	0	97.00	
1 SINGLE FAM - 100% - 2018												
Heated Area: 1833												
HX Base Yr 2018												

95330 MISTWOOD CT, FERNANDINA BEACH

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TOTAL OB/XF												
3,284												

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		236,018	
TOTAL MARKET OB/XF VALUE		3,284	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		314,302	
SOH/AGL Deduction		110,805	
ASSESSED VALUE		203,497	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		153,497	
TOTAL JUST VALUE		314,302	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		303,655	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003274	CO ISSUED	0	04/13/2017
B1633304	NEW CONSTR	225,352	10/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2117/0730	4/28/2017	SW	Q	I	01	226,600
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SPEAKES JOSEPH E IV						

BUILDING NOTES						

BUILDING DIMENSIONS						
FOP=[YR=2017] W12 S10 BAS=[YR=2017] W27 S56 E10 FOP=[YR=2017] S8 E10 N3 FGR=[YR=2017] E19 N19 W6 N2 W10 S3 W5 S18 E2\$ W2 N12 W6 S7 W2\$ E2 N7 E6 N6 E5 N3 E10 S2 E6 N42 W12\$ E12 N10\$.						