LOT 116
TIMBERLAKE PHASE 1 PBK 8/95

FARGO MONA L
95006 CHESWICK OAKS DR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0100-0116-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

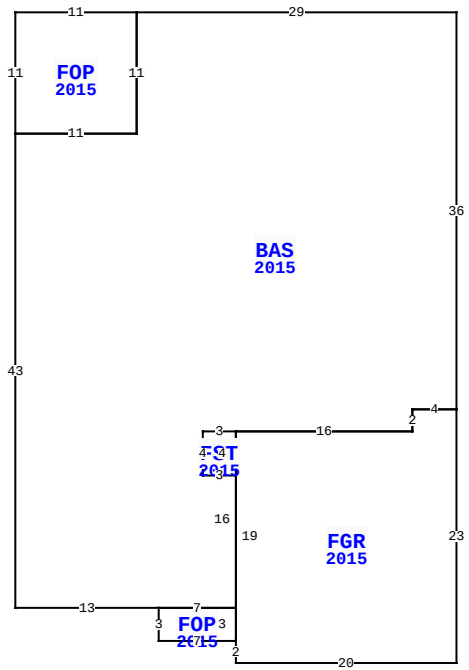
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4144.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	1,711	184,044
FGR	428	55	235	25,277
FOP	21	30	6	646
FOP	121	30	36	3,872
FST	12	55	7	752
TOTALS	2,293		1,995	214,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,995	117.5118	111.64	222,722	2015	2015	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2022 Heated Area: 1711 HX Base Yr 2022



95006 CHESWICK OAKS DR, 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		214,593
TOTAL MARKET OB/XF VALUE		15,342
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		304,935
SOH/AGL Deduction		36,166
ASSESSED VALUE		268,769
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		213,769
TOTAL JUST VALUE		304,935
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530600	CO ISSUED	0	10/14/2015
B1530600	NEW CONSTR	213,478	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2474/0417	6/25/2021	WD	Q	I	02	280,000
GRANTOR: PRATT STEVEN M & AMAN						
GRANTEE: FARGO MONA L & STEV						
2010/0158	10/19/2015	SW	Q	I	01	190,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: PRATT STEVEN M & AM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W29 FOP=[YR=2015] W11 S11 E11 N11$ S11 W11 S43 E13 FOP=[YR=2015] S3 E7 FGR=[YR=2015] S2 E20 N23 W4 S2 W16 FST=[YR=2015] W3 S4 E3 N4$ S19$ N3 W7$ E7 N16 E16 N2 E4 N36$.

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	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2015	2015	3	95	167	
2	0811	CONCRETE B	0	100	0	0	577.00	SF	5.20	5.20	100	2015	2015	3	95	2,850	
3	0476	VF 6 SBPL	0	100	0	0	414.00	LF	32.00	32.00	100	2015	2015	3	89	11,791	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2015	2015	3	89	534	

LAND DESCRIPTION

TOTAL OB/XF 15,342

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 07/31/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS