LOT 125
TIMBERLAKE PHASE 1 PBK 8/95

RILEY TERRY & PATRICIA
95016 CHESWICK DR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0100-0125-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

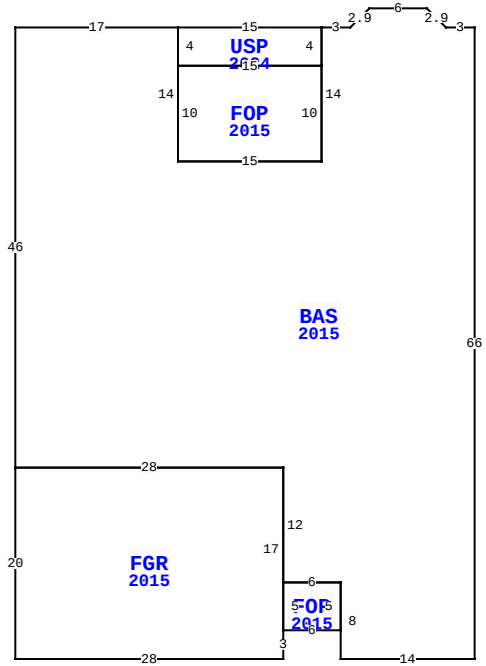
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,366	100	2,366	239,910
FGR	560	55	308	31,231
FOP	30	30	9	912
FOP	150	30	45	4,563
USP	60	30	18	1,825
TOTALS	3,166		2,746	278,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,746	110.7792	105.24	288,989	2015	2015	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2020 Heated Area: 2366 HX Base Yr 2020



95016 CHESWICK OAKS DR, 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		278,441
TOTAL MARKET OB/XF VALUE		12,267
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		365,708
SOH/AGL Deduction		128,290
ASSESSED VALUE		237,418
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		187,418
TOTAL JUST VALUE		365,708
NCON VALUE		1,521
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230011823	SCRN ROOM	3,500	09/15/2023
B1529954	NEW CONSTR	291,629	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2276/1872	5/24/2019	WD	Q	I	02	275,000
GRANTOR: ZACCAGNINO JOSEPH A J						
GRANTEE: RILEY TERRY & PATRI						
2025/1081	1/22/2016	SW	Q	I	01	260,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ZACCAGNINO JOSEPH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] W3 U2L2 W6 D2L2 W3 S14 W15 N14 W17 S46 E28 S12 E6 S8 E14 N66 $
FGR=[YR=2015;ORIG=-48,46] S20 E28 N3 N17 W28 $
FOP=[YR=2015;ORIG=-31,4] S10 E15 N10 W15 $
FOP=[YR=2015;ORIG=-20,63] E6 N5 W6 S5 $
USP=[YR=2024;ORIG=-16,0] W15 S4 E15 N4 $
.

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	0	0	914.00	SF	6.50	6.50	100	2015	2015	3	95	5,644	
2	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	2015	2015	3	95	204	
3	0476	VF 6 SBPL	0	100	0	0	216.00	LF	32.00	32.00	100	2015	2015	3	89	6,152	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	89	267	

LAND DESCRIPTION

TOTAL OB/XF 12,267

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 12/11/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS