LOT 126
IN OR 2031/987
TIMBERLAKE PHASE 1 PBK 8/95

ERDELY JOSEPH F & CAROL A
95022 CHESWICK OAKS DR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0100-0126-0000

BUILDING CHARACTERISTICS

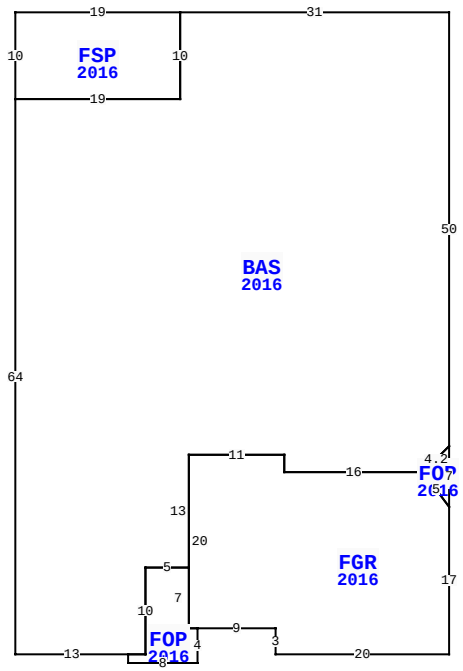
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,804	100	2,804	288,595
FGR	616	55	339	34,891
FOP	11	30	3	309
FOP	61	30	18	1,853
FSP	190	40	76	7,823
TOTALS	3,682		3,240	333,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,240	111.8628	106.27	344,315	2016	2016	0	0	0	3.15	96.85

1 SINGLE FAM – 100% - 2019 Heated Area: 2804 HX Base Yr 2019



95022 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		333,469
TOTAL MARKET OB/XF VALUE		13,872
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		422,341
SOH/AGL Deduction		130,545
ASSESSED VALUE		291,796
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		241,796
TOTAL JUST VALUE		422,341
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531279	CO ISSUED	0	02/29/2016
B1531279	NEW CONSTR	347,693	10/14/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2031/0987	2/29/2016	SW	Q	I	01	300,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ERDELY JOSEPH F & C						
2003/1182	9/15/2015	SW	Q	V	05	102,200
GRANTOR: JP TIMBER LAKES LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W31 FSP=[YR=2016] W19 S10 E19 N10$ S10 W19 S64 E13 FOP=[YR=2016] S1 E8 N4 FGR=[YR=2016] E9 S3 E20 N17 FOP=[YR=2016] N7 L3 D3 D4 R3 $ U4 L3 W16 N2 W11 S20 E1$ W1 N7 W5 S10 W2$ E2 N10 E5 N13 E11 S2 E16 U3 R3 N50$.

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	1,003.00	SF	5.20	5.20	100	2016	2016	3	96	5,007	
2	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	2016	2016	3	96	131	
3	0810	CONCRETE A	0	100	0	0	150.00	SF	6.50	6.50	100	2016	2016	3	96	936	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	90	540	
5	0476	VF 6 SBPL	0	100	0	0	252.00	LF	32.00	32.00	100	2016	2016	3	90	7,258	

LAND DESCRIPTION

TOTAL OB/XF 13,872

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 01/18/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS