



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 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	08	SHT VINYL 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
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NEIGHBORHOOD/LOC	4144.0100
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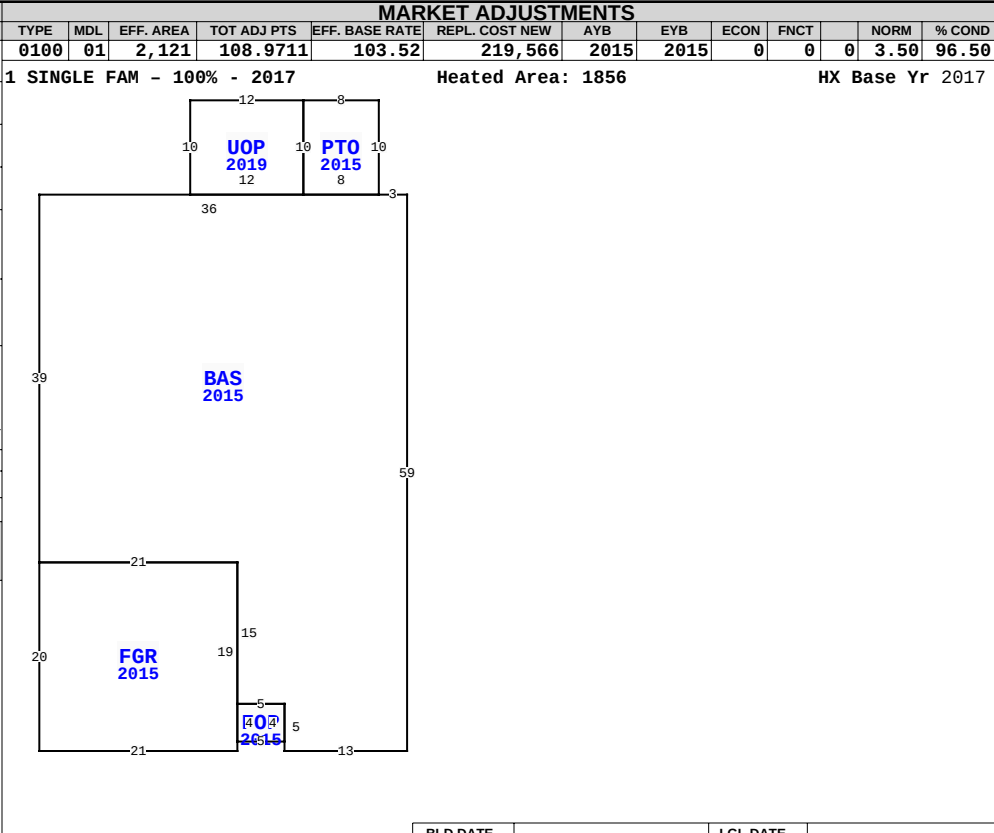
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	185,408
FGR	420	55	231	23,076
FOP	20	30	6	599
PTO	80	5	4	400
UOP	120	20	24	2,397
TOTALS	2,496		2,121	211,881

EXTRA FEATURES				
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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	0810	CONCRETE A	0	100	0	0	552.00	SF	6.50	6.50	100	2015	2015	3	95	3,409	
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2015	2015	3	95	167	
3	0476	VF 6 SBPL	0	100	0	0	30.00	LF	32.00	32.00	100	2016	2016	3	90	864	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270	

LAND DESCRIPTION																	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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



95123 TIMBERLAKE DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF																	
4,710																	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		211,881
TOTAL MARKET OB/XF VALUE		4,710
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		291,591
SOH/AGL Deduction		121,854
ASSESSED VALUE		169,737
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		114,737
TOTAL JUST VALUE		291,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530649	CO ISSUED	0	10/22/2015
B1530649	NEW CONSTR	228,170	06/01/2015

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2609/0155	12/19/2022	PR U	I 11
GRANTOR: CAO MISTY PR OF JOHN			
GRANTEE: CAO MISTY L/E			
2535/1576	1/24/2022	FJ U	I 11
GRANTOR: CAO JOHN EST			
GRANTEE: CAO MISTY L/E ET AL			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2015] W3 PTO=[YR=2015] N10 W8 UOP=[YR=2019] W12 S10			
E12 N10\$ S10 E8\$ W36 S39 FGR=[YR=2015] S20 E21 N1			
FOP=[YR=2015] E5 N4 W5 S4\$ N19 W21\$ E21 S15 E5 S5 E13 N59\$.			