LOT 131
IN OR 2006/1149
TIMBERLAKE PHASE 1 PBK 8/95

CARPENTER JULIA
95119 TIMBERLAKE DR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0100-0131-0000

BUILDING CHARACTERISTICS

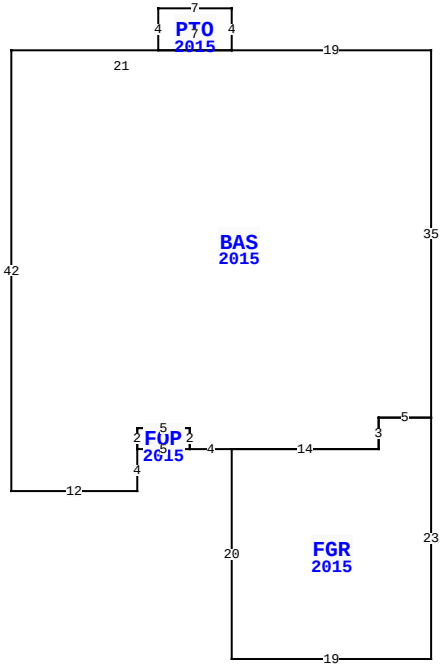
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	4144.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,543	100	1,543	160,260
FGR	395	55	217	22,539
FOP	10	30	3	312
PTO	28	5	1	104
TOTALS	1,976		1,764	183,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,764	113.2950	107.63	189,859	2015	2015	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2016 Heated Area: 1543 HX Base Yr 2016



95119 TIMBERLAKE 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		183,214
TOTAL MARKET OB/XF VALUE		5,154
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		263,368
SOH/AGL Deduction		110,710
ASSESSED VALUE		152,658
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,658
TOTAL JUST VALUE		263,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530756	NEW CONSTR	191,602	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2006/1149	9/29/2015	SW	Q	I	01	159,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CARPENTER JULIA						
1988/0377	6/25/2015	SW	Q	V	05	220,000
GRANTOR: JP TIMBER LAKES LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W19 PTO=[YR=2015] N4 W7 S4 E7$ W21 S42 E12 N4 FOP=[YR=2015] E5 N2 W5 S2$ N2 E5 S2 E4 FGR=[YR=2015] S20 E19 N23 W5 S3 W14$ E14 N3 E5 N35$.

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	558.00	SF	6.50	6.50	100	2015	2015	3	95	3,446	
2	0810	CONCRETE A	0	100	0	0	93.00	SF	6.50	6.50	100	2015	2015	3	95	574	
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

TOTAL OB/XF 5,154

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 08/03/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS