



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	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	4144.0	100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	189,103
FGR	420	55	231	23,537
FOP	20	30	6	611
PTO	70	5	4	408
TOTALS	2,366		2,097	213,658

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,097	110.00001	104.50	219,136	2017	2017	0	0	0	2.50	97.50	
1 SINGLE FAM - 100% - 2021 Heated Area: 1856 HX Base Yr 2021													
95117 TIMBERLAKE DR, FERNANDINA BEACH													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			213,658
TOTAL MARKET OB/XF VALUE			3,053
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			291,711
SOH/AGL Deduction			85,957
ASSESSED VALUE			205,754
TOTAL EXEMPTION VALUE			55,000
BASE TAXABLE VALUE			150,754
TOTAL JUST VALUE			291,711
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			282,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632833	CO ISSUED	0	02/03/2017
B1632833	NEW CONSTR	230,285	08/12/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2392/0338	9/08/2020	WD	Q	I	01	248,000	
GRANTOR:WELLING LEVI & MARILO							
GRANTEE:SWARINGEN GREGORY B							
2099/0478	2/03/2017	SW	Q	I	01	182,400	
GRANTOR:D R HORTON INC JACKSO							
GRANTEE:WELLING LEVI & MARI							

EXTRA FEATURES																	
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	0811	CONCRETE B	0	100	0	0	569.00	SF	5.20	5.20	100	2017	2017	3	97	2,870	
2	0810	CONCRETE A	0	100	0	0	29.00	SF	6.50	6.50	100	2017	2017	3	97	183	

LAND DESCRIPTION				TOTAL OB/XF																		3,053		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							