LOT 133
TIMBERLAKE PHASE 1 PBK 8/95

ALEX LEO
95115 TIMBERLAKE DRIVE
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0100-0133-0000

NASSAU COUNTY PROPERTY

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		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

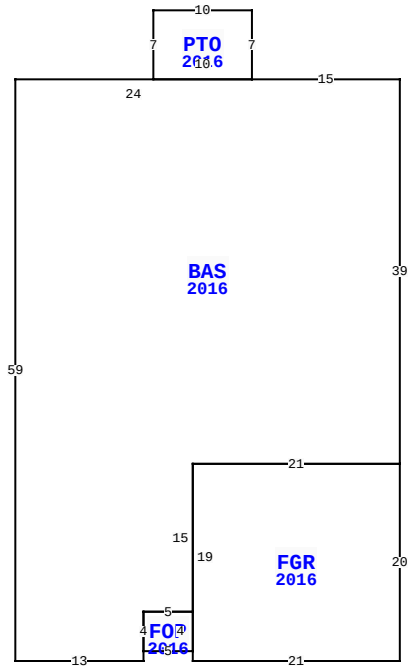
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4144.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	188,133
FGR	420	55	231	23,416
FOP	20	30	6	608
PTO	70	5	4	405
TOTALS	2,366		2,097	212,562

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	110.0001	104.50	219,136	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1856 HX Base Yr 2021



95115 TIMBERLAKE 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		212,562
TOTAL MARKET OB/XF VALUE		2,896
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		290,458
SOH/AGL Deduction		85,597
ASSESSED VALUE		204,861
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		154,861
TOTAL JUST VALUE		290,458
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632161	NEW CONSTR	230,285	04/25/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2397/1768	9/25/2020	WD	Q	I	01	245,000
GRANTOR: LOTT CASEY D						
GRANTEE: ALEX LEO						
2069/1195	8/31/2016	SW	Q	I	01	183,700
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: LOTT CASEY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 PTO=[YR=2016] N7 W10 S7 E10$ W24 S59 E13 N1 FOP=[YR=2016] E5 FGR=[YR=2016] S1 E21 N20 W21 S19$ N4 W5 S4$ N4 E5 N15 E21 N39$.

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	550.00	SF	5.20	5.20	100	2016	2016	3	96	2,746	
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2016	2016	3	96	150	

LAND DESCRIPTION

TOTAL OB/XF 2,896

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