



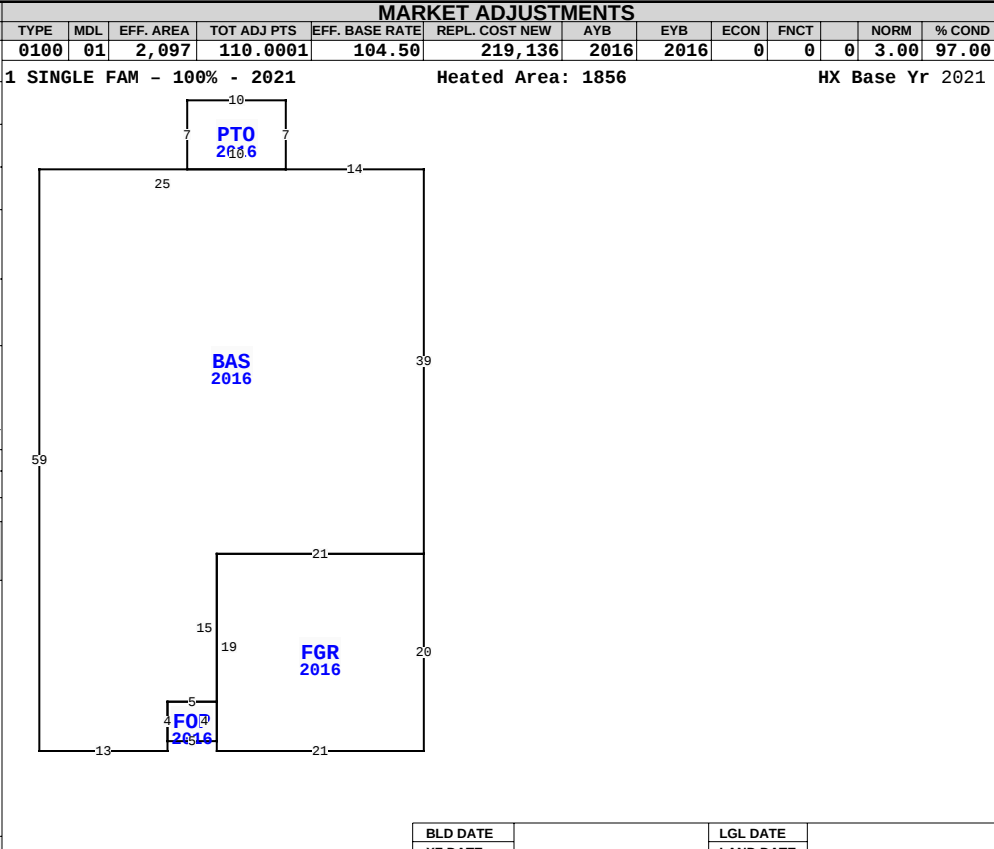
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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	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

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	588.00	SF	5.20	5.20	100	2016	2016	3	96	2,935	
2	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2016	2016	3	96	168	
3	0855	CONC PAVER	0	100	8	24	192.00	SF	10.00	10.00	100	2021	2021	3	99	1,901	

LAND DESCRIPTION			TOTAL OB/XF 5,004														
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



95109 TIMBERLAKE DR, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				212,562	
TOTAL MARKET OB/XF VALUE				5,004	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				292,566	
SOH/AGL Deduction				189,319	
ASSESSED VALUE				103,247	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				53,247	
TOTAL JUST VALUE				292,566	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				283,041	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531426	CO ISSUED	0	04/15/2016
B1531426	NEW CONSTR	0	11/13/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2338/1061	2/10/2020	WD	Q	I	02	219,000
GRANTOR: BROUGHTON MATTHEW D &						
GRANTEE: PEEBLES GARY O & SU						
2071/0461	9/12/2016	SW	Q	I	01	190,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BROUGHTON MATTHEW D						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W14 PTO=[YR=2016] N7 W10 S7 E10\$ W25 S59 E13 N1 FOP=[YR=2016] E5 FGR=[YR=2016] S1 E21 N20 W21 S19\$ N4 W5 S4\$ N4 E5 N15 E21 N39\$.									