LOT 153
TIMBERLAKE PHASE 1 PBK 8/95

LAUER SEAN
95025 TIMBERLAKE DR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0100-0153-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

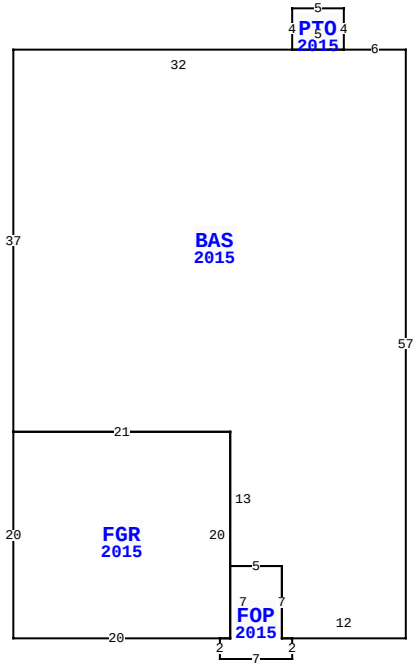
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,711	100	1,711	175,926
FGR	420	55	231	23,752
FOP	49	30	15	1,542
PTO	20	5	1	103
TOTALS	2,200		1,958	201,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,958	112.1610	106.55	208,625	2015	2015	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2016 Heated Area: 1711 HX Base Yr 2016



95025 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		201,323
TOTAL MARKET OB/XF VALUE		4,753
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		281,076
SOH/AGL Deduction		117,413
ASSESSED VALUE		163,663
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		113,663
TOTAL JUST VALUE		281,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529943	CO ISSUED	0	05/29/2015
B1529943	NEW CONSTR	207,790	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2713/92	5/13/2024	WD	Q	I	01	330,000
GRANTOR: HUMPHREY VICTORIA & C						
GRANTEE: LAUER SEAN						
2005/1173	9/25/2015	SW	Q	I	01	170,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HUMPHREY VICTORIA &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W6 PTO=[YR=2015] N4 W5 S4 E5 $ W32 S37
FGR=[YR=2015] S20 E20 FOP=[YR=2015] S2 E7 N2 W1 N7 W5 S7 W1 $ E1 N20 W21 $ E21 S13 E5 S7 E12 N57 $.

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	616.00	SF	5.20	5.20	100	2015	2015	3	95	3,043	
2	0476	VF 6 SBPL	0	100	0	0	50.00	LF	32.00	32.00	100	2016	2016	3	90	1,440	
3	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 4,753

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