LOT 154
TIMBERLAKE PHASE 1 PBK 8/95

PROGRESS JACKSONVILLE LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

**2024**

**29-2N-28-0100-0154-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

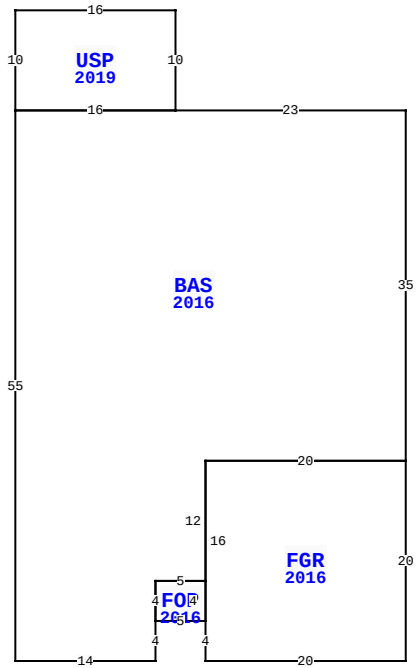
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 10 | ABOVE AVG 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 13 | LVT/LAMNT 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 | 4144.0100 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,705 | 100 | 1,705 | 175,407 |
| FGR | 400 | 55 | 220 | 22,633 |
| FOP | 20 | 30 | 6 | 617 |
| USP | 160 | 30 | 48 | 4,938 |
| TOTALS | 2,285 | | 1,979 | 203,596 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,979 | 111.6465 | 106.06 | 209,893 | 2016 | 2016 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SINGLE FAM – 0% - 2024 Heated Area: 1705 HX Base Yr




95017 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 | 203,596 |
| TOTAL MARKET OB/XF VALUE | 4,750 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 283,346 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 283,346 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 283,346 |
| TOTAL JUST VALUE | 283,346 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 274,239 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1631962 | CO ISSUED | 0 | 07/28/2016 |
| B1631962 | NEW CONSTR | 0 | 03/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2622/1164 | 2/27/2023 | WD | Q | I | 01 | 340,000 |
| GRANTOR: DECIMA BENNETT | | | | | | |
| GRANTEE: PROGRESS JACKSONVIL | | | | | | |
| 2408/1702 | 11/13/2020 | WD | Q | I | 01 | 246,000 |
| GRANTOR: PALLEN MICHAEL A | | | | | | |
| GRANTEE: DECIMA BENNETT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W23 USP=[YR=2019] N10 W16 S10 E16$ W16 S55 E14 N4 FOP=[YR=2016] E5FGR=[YR=2016] S4 E20 N20 W20 S16$ N4W5 S4$ N4 E5 N12 E20 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 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 564.00 | SF | 5.20 | 5.20 | 100 | 2016 | 2016 | 3 | 96 | 2,815 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 12 | 3 | 36.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 96 | 225 | |
| 3 | 0476 | VF 6 SBPL | 0 | 0 | 0 | 0 | 50.00 | LF | 32.00 | 32.00 | 100 | 2016 | 2016 | 3 | 90 | 1,440 | |
| 4 | 0470 | VNYL GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2016 | 2016 | 3 | 90 | 270 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,750

| 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 | 0 | | 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