LOT 155
TIMBERLAKE PHASE 1 PBK 8/95

WHITE SANDRA LYNN
95011 TIMBERLAKE DR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0100-0155-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

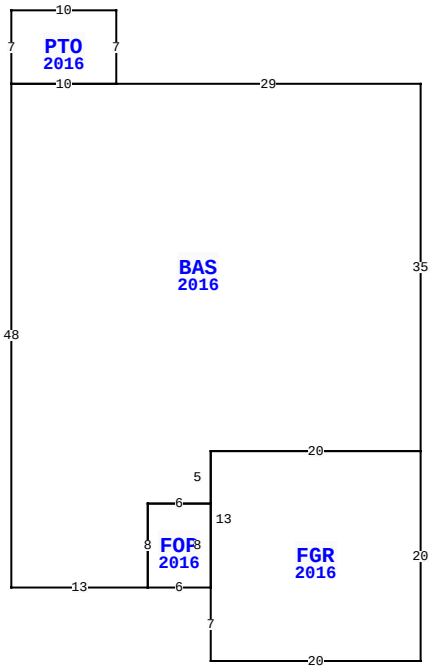
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,564	100	1,564	163,283
FGR	400	55	220	22,969
FOP	48	30	14	1,462
PTO	70	5	4	418
TOTALS	2,082		1,802	188,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,802	113.2950	107.63	193,949	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1564 HX Base Yr 2024



95011 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		188,131
TOTAL MARKET OB/XF VALUE		3,007
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		266,138
SOH/AGL Deduction		109,383
ASSESSED VALUE		156,755
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		106,755
TOTAL JUST VALUE		266,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632057	NEW CONSTR	196,350	04/12/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2639/1335	5/09/2023	WD	Q	I	02	349,900
GRANTOR: MORRISSEY LYNN M & JA						
GRANTEE: WHITE SANDRA LYNN						
2499/0916	9/21/2021	WD	Q	I	01	275,000
GRANTOR: HOME A3 LLC						
GRANTEE: MORRISSEY LYNN M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W29 PTO=[YR=2016] N7 W10 S7 E10$ W10 S48 E13 FOP=[YR=2016] E6 FGR=[YR=2016] S7 E20 N20 W20 S13$ N8 W6 S8$ N8 E6 N5 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	100	0	0	561.00	SF	5.20	5.20	100	2016	2016	3	96	2,801	
2	0810	CONCRETE A	0	100	0	0	33.00	SF	6.50	6.50	100	2016	2016	3	96	206	

LAND DESCRIPTION

TOTAL OB/XF 3,007

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