LOT 29
SPANISH OAKS UNIT 1-A PB 6/99

EMERSON JESSICA A
95017 TWIN OAKS LANE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-576A-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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	11	CLAY TILE 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	02	Quality Level 02

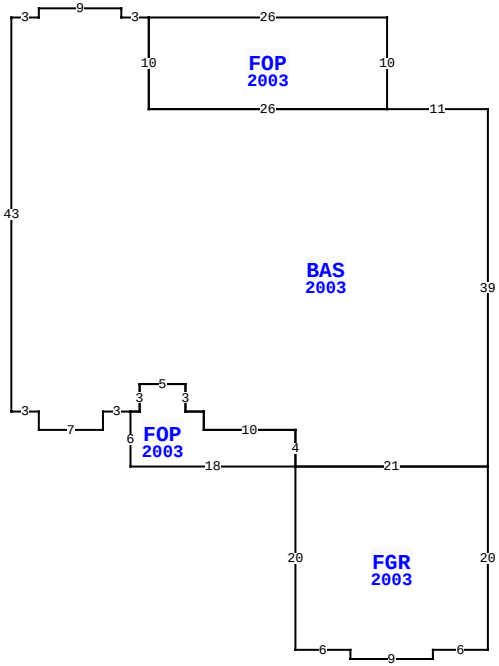
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,020	100	2,020	235,283
FGR	429	55	236	27,488
FOP	103	30	31	3,611
FOP	260	30	78	9,085
TOTALS	2,812		2,365	275,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,365	103.2479	129.06	305,227	2003	2003	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2021 Heated Area: 2020 HX Base Yr 2021



95017 TWIN OAKS LN, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/03/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		275,467
TOTAL MARKET OB/XF VALUE		4,333
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		374,800
SOH/AGL Deduction		112,240
ASSESSED VALUE		262,560
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		212,560
TOTAL JUST VALUE		374,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428568	SOLAR	10,439	04/01/2014
B0310732	NEW CONSTR	145,120	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2336/1478	1/31/2020	WD	Q	I	01	268,000
GRANTOR: CARVALHO BRANDY						
GRANTEE: EMERSON JESSICA A						
2276/0593	5/23/2019	QC	U	I	11	100
GRANTOR: CARVALHO JOHN L JR						
GRANTEE: CARVALHO BRANDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W11 FOP=[YR=2003] N10 W26 S10 E26 $ W26 N10 W3 N1 W9 S1 W3 S43 E3 S2 E7 N2 E3 FOP=[YR=2003] S6 E18 FGR=[YR=2003] S20 E6 S1 E9 N1 E6 N20 W21 $ N4 W10 N2 W2 N3 W5 S3 W1 $ E1 N3 E5 S3 E2 S2 E10 S4 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	0812	CONCRETE C	0	100	0	0	1,305.00	SF	4.00	4.00	100	2003	2003	3	83	4,333	

LAND DESCRIPTION

TOTAL OB/XF 4,333

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS