LOT 30 PT OR 913/1278
SPANISH OAKS UNIT 1-A PB 6/99

MARTIN ANDREA B
95029 TWIN OAKS LANE
FERNANDINA BEACH, FL 32034

**2024**

**46-3N-28-576A-0030-0000**

## BUILDING CHARACTERISTICS

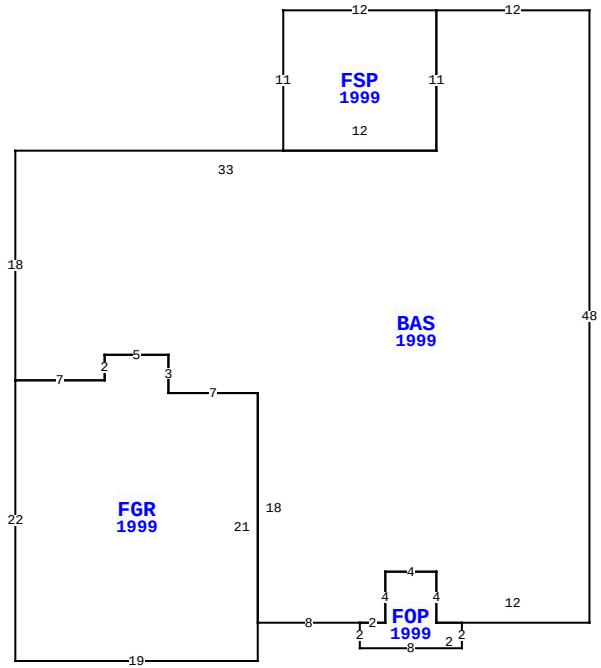
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 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 | 1,417 | 100 | 1,417 | 164,829 |
| FGR | 421 | 55 | 232 | 26,987 |
| FOP | 32 | 30 | 10 | 1,163 |
| FSP | 132 | 40 | 53 | 6,165 |
| TOTALS | 2,002 | | 1,712 | 199,144 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,712 | 105.4500 | 131.81 | 225,659 | 1999 | 1999 | 0 | 0 | 0 | 11.75 | 88.25 |

1 SNGL FAM – 100% - 2000 Heated Area: 1417 HX Base Yr 2000




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

95029 TWIN OAKS LN, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 199,144 |
| TOTAL MARKET OB/XF VALUE | | 4,399 |
| TOTAL LAND VALUE - MARKET | | 95,000 |
| TOTAL MARKET VALUE | | 298,543 |
| SOH/AGL Deduction | | 160,100 |
| ASSESSED VALUE | | 138,443 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 88,443 |
| TOTAL JUST VALUE | | 298,543 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 262,774 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1801447 | REPAIR/RRF | 10,000 | 02/01/2018 |
| 996468 | NEW CONSTR | 84,810 | 10/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0914/0948 | 1/06/2000 | WD | U | I | 21 | 103,300 |
| GRANTOR: ATLANTIC BUILDERS INC | | | | | | |
| GRANTEE: MARTIN ANDREA B | | | | | | |
| 0913/1278 | 12/30/1999 | WD | U | V | 19 | 186,900 |
| GRANTOR: BRAYWICK JOINT VENTUR | | | | | | |
| GRANTEE: ATLANTIC BUILDERS I | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999] W12 FSP=[YR=1999] W12 S11 E12 N11 $ S11 W33 S18 FGR=[YR=1999] S22 E19 N21 W7 N3 W5 S2 W7 $ E7 N2 E5 S3 E7 S18 E8 FOP=[YR=1999] S2 E8 N2 W2 N4 W4 S4 W2$ E2 N4 E4 S4 E12 N48$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 42 | 19 | 798.00 | SF | 6.50 | 6.50 | 100 | 1999 | 1999 | 3 | 77 | 3,994 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 27 | 3 | 81.00 | SF | 6.50 | 6.50 | 100 | 1999 | 1999 | 3 | 77 | 405 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,399

| 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 | 0003 | 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