



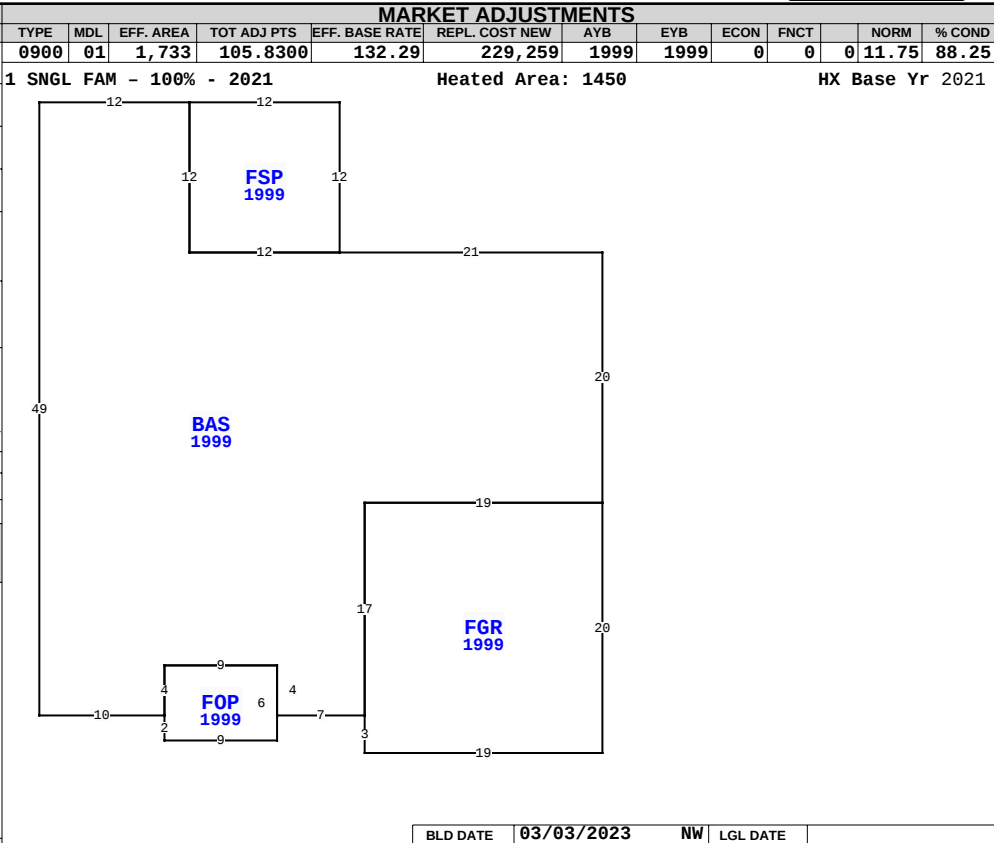
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,450	100	1,450	169,282
FGR	380	55	209	24,400
FOP	54	30	16	1,868
FSP	144	40	58	6,771
TOTALS	2,028		1,733	202,321

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	6.50	100	1999
2	0810	CONCRETE A	0 100	0	0	736.00	SF	6.50	6.50	100	1999

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	RSF-1	0.00	0.00	1.00	LT	



95093 TWIN OAKS LN, FERNANDINA BEACH	BLD DATE 03/03/2023	NW	LGL DATE	
	XF DATE		LAND DATE	04/03/2024
	INC DATE		AG DATE	MLU

TOTAL OB/XF											
3,984											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	202,321		
TOTAL MARKET OB/XF VALUE	3,984		
TOTAL LAND VALUE - MARKET	95,000		
TOTAL MARKET VALUE	301,305		
SOH/AGL Deduction	93,944		
ASSESSED VALUE	207,361		
TOTAL EXEMPTION VALUE	HX HB SX WX 105,000		
BASE TAXABLE VALUE	102,361		
TOTAL JUST VALUE	301,305		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	265,372		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9906201	NEW CONSTR	85,482	06/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2417/1302	12/16/2020	WD Q	Q	I	01
GRANTOR: SMITH ROBERT GENE & J					
GRANTEE: JEWELL NANCY & ROGE					
2127/1067	6/15/2017	WD Q	Q	I	01
GRANTOR: GUEST KAREN SUE ET AL					
GRANTEE: SMITH ROBERT GENE &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W21 FSP=[YR=1999] N12 W12 S12 E12 \$ W12 N12 W12 S49 E10 FOP=[YR=1999] S2 E9 N6 W9 S4 \$ N4 E9 S4 E7 FGR=[YR=1999] S3 E19 N20 W19 S17 \$ N17 E19 N20 \$.											