LOT 35
IN OR 2104/12
SPANISH OAKS UNIT 1-A PB 6/99

ROYAL CURTIS E
95129 TWIN OAKS LN
FERNANDINA BEACH, FL 32034

2024

46-3N-28-576A-0035-0000

BUILDING CHARACTERISTICS

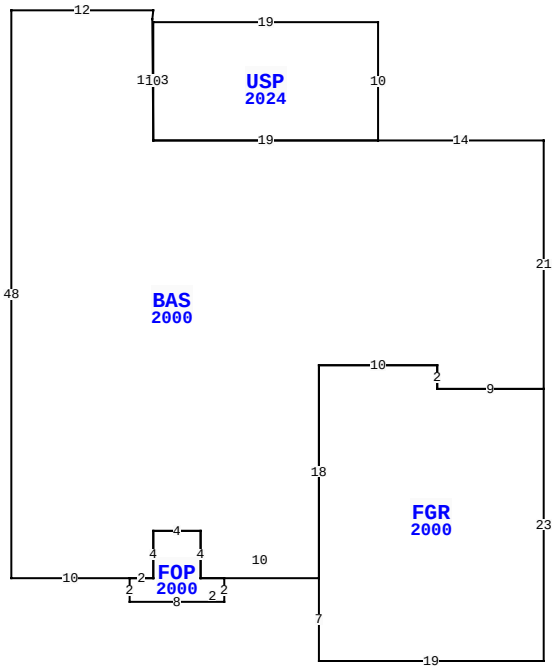
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,457	100	1,457	176,735
FGR	457	55	251	30,447
FOP	32	30	10	1,213
USP	190	30	57	6,914
TOTALS	2,136		1,775	215,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,775	109.4400	136.80	242,820	2000	2000	0	0	0	11.33	88.67

1 SNGL FAM – 100% - 2018 Heated Area: 1457 HX Base Yr 2018



95129 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		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		215,308
TOTAL MARKET OB/XF VALUE		4,005
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		314,313
SOH/AGL Deduction		126,210
ASSESSED VALUE		188,103
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		138,103
TOTAL JUST VALUE		314,313
NCON VALUE		6,430
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230005172	SCR RM 19X10	6,315	04/20/2023
996580	NEW CONSTR	88,002	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2104/0012	2/28/2017	WD	Q	I	02	171,000
GRANTOR: ROETTGER WILLIAM & LY						
GRANTEE: ROYAL CURTIS E						
1320/0623	5/26/2005	WD	Q	I		168,000
GRANTOR: THE FEDERAL HOME LOAN						
GRANTEE: ROETTGER WILLIAM &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W14 W19 U10.3L0.1 U0.9R0.1 W12 S48 E10 E2 N4 E4 S4 E10 N18 E10 S2 E9 N21 $
FGR=[YR=2000;ORIG=-19,37] S7 E19 N23 W9 N2 W10 S18 $
FOP=[YR=2000;ORIG=-35,37] S2 E8 N2 W2 N4 W4 S4 W2 $
USP=[YR=2024;ORIG=-33,-10] E19 S10 W19 N10 $
.

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	0	0	720.00	SF	6.50	6.50	100	2000	2000	3	79	3,697	
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2000	2000	3	79	308	

LAND DESCRIPTION

TOTAL OB/XF 4,005

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 09/20/2023 BY DJ Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS