LOT 36
SPANISH OAKS UNIT 1-A PB 6/99

CPI/AMHERST SFR PROGRAM OWNER LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

2024

46-3N-28-576A-0036-0000

BUILDING CHARACTERISTICS

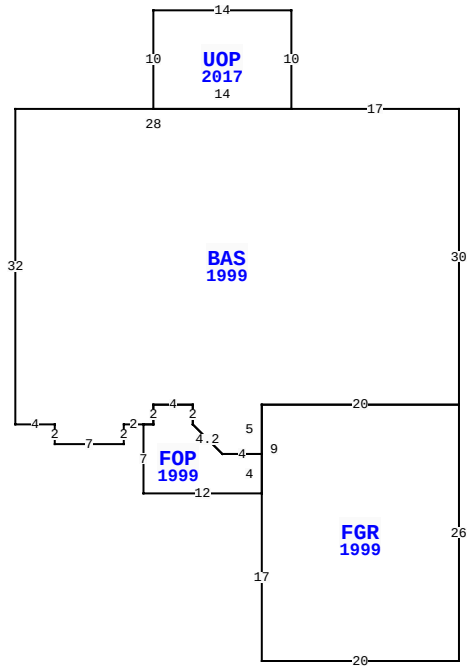
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,423	100	1,423	168,515
FGR	520	55	286	33,869
FOP	76	30	23	2,723
UOP	140	20	28	3,316
TOTALS	2,159		1,760	208,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,760	107.3500	134.19	236,174	1999	1999	0	0	0	11.75	88.25

1 SNGL FAM – 0% - 0 Heated Area: 1423 HX Base Yr



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

95142 TWIN OAKS LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	208,424
TOTAL MARKET OB/XF VALUE	5,806
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	309,230
SOH/AGL Deduction	49,818
ASSESSED VALUE	259,412
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	259,412
TOTAL JUST VALUE	309,230
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	273,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702536	REPAIR/RRF	0	04/01/2017
996338	NEW CONSTR	96,444	08/01/1999
985437	TEMP POLE	150	12/01/1998
9805522	MH MOVE-ON	0	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2342/1519	2/24/2020	SW	U	I	30	244,700
GRANTOR: MUPR3 ASSETS LLC						
GRANTEE: CPI/AMHERST SFR PRO						
2305/1924	9/20/2019	WD	Q	I	01	220,000
GRANTOR: WHEELER DEBORAH						
GRANTEE: MUPR3 ASSETS LLC						

BUILDING NOTES

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	0	0	0	1,160.00	SF	6.50	6.50	100	1999	1999	3	77	5,806	

BUILDING DIMENSIONS

BAS=[YR=1999] W17 UOP=[YR=2017] N10 W14 S10 E14 $ W28 S32 E4 S2 E7 N2 E2 FOP=[YR=1999] S7 E12 FGR=[YR=1999] S17 E20 N26 W20 S9$ N4 W4 U3 L3 N2 W4 S2 W1 $ E1 N2 E4 S2 R3 D3 E4 N5 E20 N30 $.

LAND DESCRIPTION

TOTAL OB/XF 5,806

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	0		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