LOT 39
IN OR 1629/1946
SPANISH OAKS UNIT 1-A PB 6/99

FAGEN DONALD E JR
95084 TWIN OAKS LANE
FERNANDINA BEACH, FL 32034-1636

2024

46-3N-28-576A-0039-0000

BUILDING CHARACTERISTICS

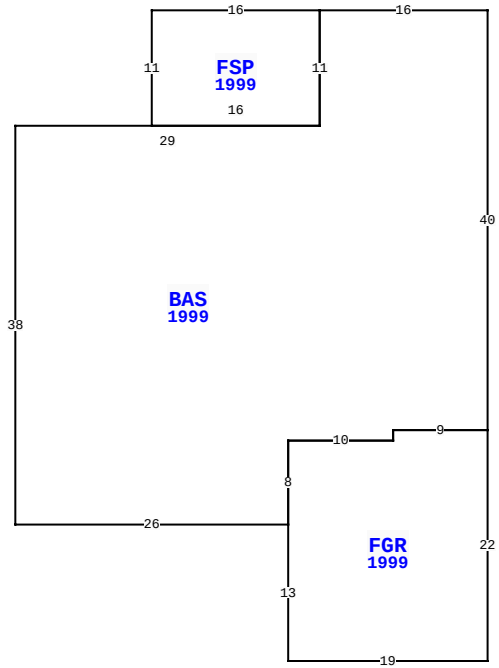
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,725	100	1,725	201,783
FGR	408	55	224	26,202
FSP	176	40	70	8,189
TOTALS	2,309		2,019	236,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,019	106.0409	132.55	267,618	1999	1999	0	0	0	11.75	88.25

1 SNGL FAM – 100% - 2010 Heated Area: 1725 HX Base Yr 2010



95084 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		236,173
TOTAL MARKET OB/XF VALUE		7,284
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		338,457
SOH/AGL Deduction		176,875
ASSESSED VALUE		161,582
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		111,582
TOTAL JUST VALUE		338,457
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9906072	NEW CONSTR	82,170	05/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1629/1946	6/16/2009	WD	U	I	12	142,000
GRANTOR: FANNIE MAE						
GRANTEE: FAGEN DONALD E JR						
1609/0416	3/09/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FANNIE MAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W16 FSP=[YR=1999] W16 S11 E16 N11 $ S11 W29 S38 E26 FGR=[YR=1999] S13 E19 N22 W9 S1 W10 S8 $ N8 E10 N1 E9 N40 $.

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	44	24	1,056.00	SF	6.50	6.50	100	1999	1999	3	77	5,285	
2	0810	CONCRETE A	0	100	0	0	125.00	SF	6.50	6.50	100	1999	1999	3	77	626	
3	1242	WD DECK A	0	100	0	0	305.00	SF	10.00	10.00	100	2010	2010	3	45	1,373	

LAND DESCRIPTION

TOTAL OB/XF 7,284

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