

LOT 41
IN OR 2016/1932
SPANISH OAKS UNIT 1-A PB 6/99

PORCH DONALD JOHN & JOAN LEE
95052 TWIN OAKS LN
FERNANDINA BEACH, FL 32034

2024

46-3N-28-576A-0041-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 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	14 CARPET 90
Interior Floo	11 CLAY TILE 10
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

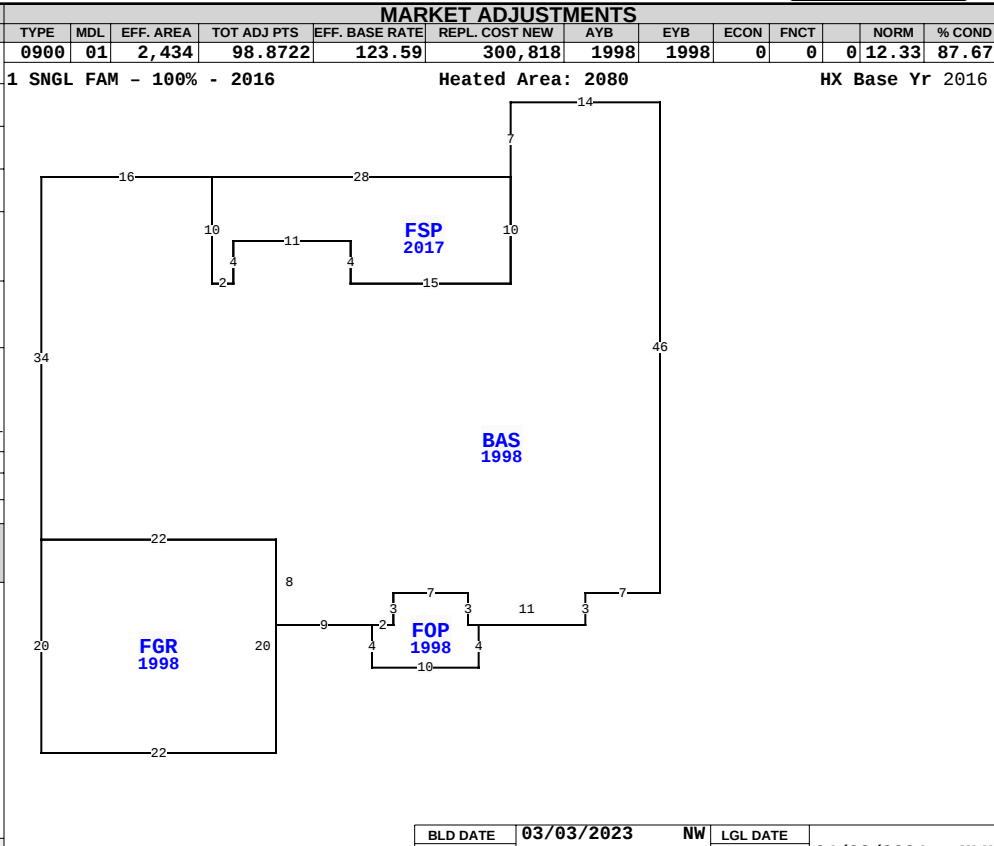
MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100	2,080	225,371
FGR	440	55	242	26,221
FOP	61	30	18	1,951
FSP	236	40	94	10,185
TOTALS	2,817		2,434	263,727

L N	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	0811	CONCRETE B	0 100	16	43	688.00	SF	5.20	5.20	100	1998	1998	3	75	2,683	
2	0810	CONCRETE A	0 100	26	3	78.00	SF	6.50	6.50	100	1998	1998	3	75	380	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	0003

REVIEW DATE 05/12/2019 BY KBA



95052 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													5,898		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
03	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00				

Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		263,727	
TOTAL MARKET OB/XF VALUE		5,898	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		364,625	
SOH/AGL Deduction		179,172	
ASSESSED VALUE		185,453	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		135,453	
TOTAL JUST VALUE		364,625	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		326,019	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E177898	CHNGE SRVC	0	12/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2016/1932	12/02/2015	WD	Q	I	01	199,000	
GRANTOR: SANDERS DAVID B & REG							
GRANTEE: PORCH DONALD JOHN &							
1322/0181	6/03/2005	WD	Q	I		224,000	
GRANTOR: LINDBOM WAYNE A							
GRANTEE: SANDERS DAVID B & R							

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1998] W14 S7 FSP=[YR=2017] W28 S10 E2 N4 E11 S4 E15 N10 \$ S10 W15 N4 W11 S4 W2 N10 W16 S34 FGR=[YR=1998] S20 E22 N20 W22 \$ E22 S8 E9 FOP=[YR=1998] S4 E10 N4 W1 N3 W7 S3 W2 \$ E2 N3 E7 S3 E11 N3 E7 N46 \$.	