LOT 42
SPANISH OAKS UNIT 1-A PB 6/99

FIGUS PAMELA H
95024 TWIN OAKS LANE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-576A-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

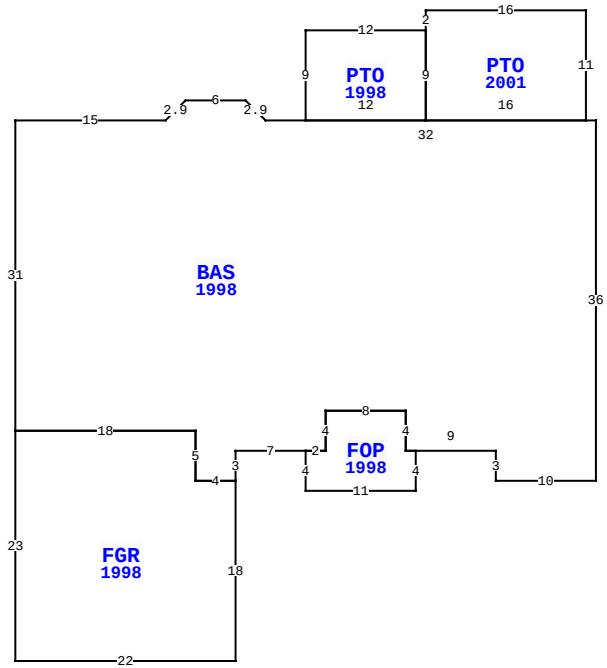
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,904	100	1,904	208,237
FGR	486	55	267	29,201
FOP	76	30	23	2,515
PTO	108	5	5	547
PTO	176	5	9	985
TOTALS	2,750		2,208	241,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,208	99.8032	124.75	275,448	1998	1998	0	0	0	12.33	87.67

1 SNGL FAM – 100% - 2022 Heated Area: 1904 HX Base Yr 2022



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

95024 TWIN OAKS LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		241,485
TOTAL MARKET OB/XF VALUE		8,225
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		344,710
SOH/AGL Deduction		53,969
ASSESSED VALUE		290,741
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		240,741
TOTAL JUST VALUE		344,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108923	XFOB	300	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2471/0919	6/17/2021	WD	Q	I	01	325,000
GRANTOR: WRIGHT WAY REALTY LLC						
GRANTEE: FIGUS PAMELA H						
2416/0667	12/03/2020	CT	U	I	18	29,300
GRANTOR: CLERK OF COURT						
GRANTEE: WRIGHT WAY REALTY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W1 PTO=[YR=2001] N11 W16 S2 PTO=[YR=1998] W12 S9 E12 N9 $ S9 E16 $ W32 U2 L2 W6 D2 L2 W15 S31
FGR=[YR=1998] S23 E22 N18 W4 N5 W18$ E18 S5 E4 N3 E7
FOP=[YR=1998] S4 E11 N4 W1 N4 W8 S4 W2$ E2 N4 E8 S4 E9 S3 E10 N36$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0811	CONCRETE B	0	100	0	0	1,236.00	SF	5.20	5.20	100	1998	1998	3	75	4,820	
3	0855	CONC PAVER	0	100	0	0	64.00	SF	10.00	10.00	100	2008	2008	3	89	570	

LAND DESCRIPTION

TOTAL OB/XF 8,225

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 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