LOT 2
SPANISH OAKS UNIT 1B PB 6/190

BRIDGES JOHN J
95169 TWIN OAKS LN
FERNANDINA BEACH, FL 32034

2024

46-3N-28-576B-0002-0000

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	08	SHT VINYL 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

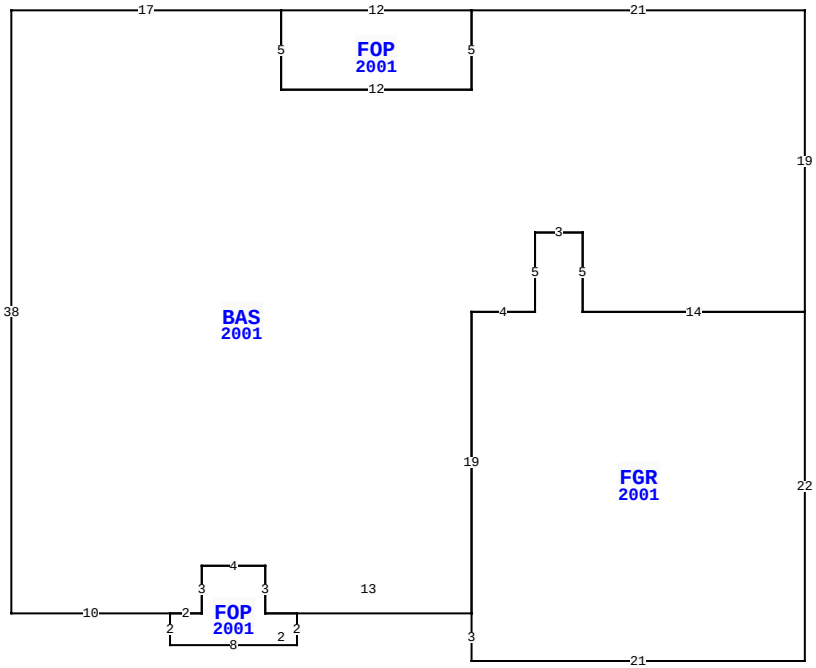
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	1,414	163,054
FGR	477	55	262	30,213
FOP	28	30	8	923
FOP	60	30	18	2,076
TOTALS	1,979		1,702	196,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,702	103.4550	129.32	220,103	2001	2001	0	0	0	10.83	89.17

1 SNGL FAM – 100% - 2004 Heated Area: 1414 HX Base Yr 2004



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

95169 TWIN OAKS LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		196,266
TOTAL MARKET OB/XF VALUE		3,986
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		295,252
SOH/AGL Deduction		158,956
ASSESSED VALUE		136,296
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		86,296
TOTAL JUST VALUE		295,252
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015203	H/AC	0	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2709/650	4/30/2024	WD	U	I	30	320,000
GRANTOR: HORNER THOMAS ALAN						
GRANTEE: BRIDGES JOHN J						
1012/1296	10/11/2001	WD	Q	I		108,300
GRANTOR: TRADEMARK HOME BUILDE						
GRANTEE: HORNER THOMAS ALAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W21 FOP=[YR=2001] W12 S5 E12 N5 $ S5 W12 N5 W17 S38 E10 FOP=[YR=2001] S2 E8 N2 W2 N3 W4 S3 W2 $ E2 N3 E4 S3 E13 FGR=[YR=2001] S3 E21 N22 W14 N5 W3 S5 W4 S19 $ N19 E4 N5 E3 S5 E14 N19 $.

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	0811	CONCRETE B	0	100	0	0	886.00	SF	5.20	5.20	100	2001	2001	3	80	3,686	
2	0855	CONC PAVER	0	100	0	0	33.00	SF	10.00	10.00	100	2010	2010	3	91	300	

LAND DESCRIPTION

TOTAL OB/XF 3,986

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