



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
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

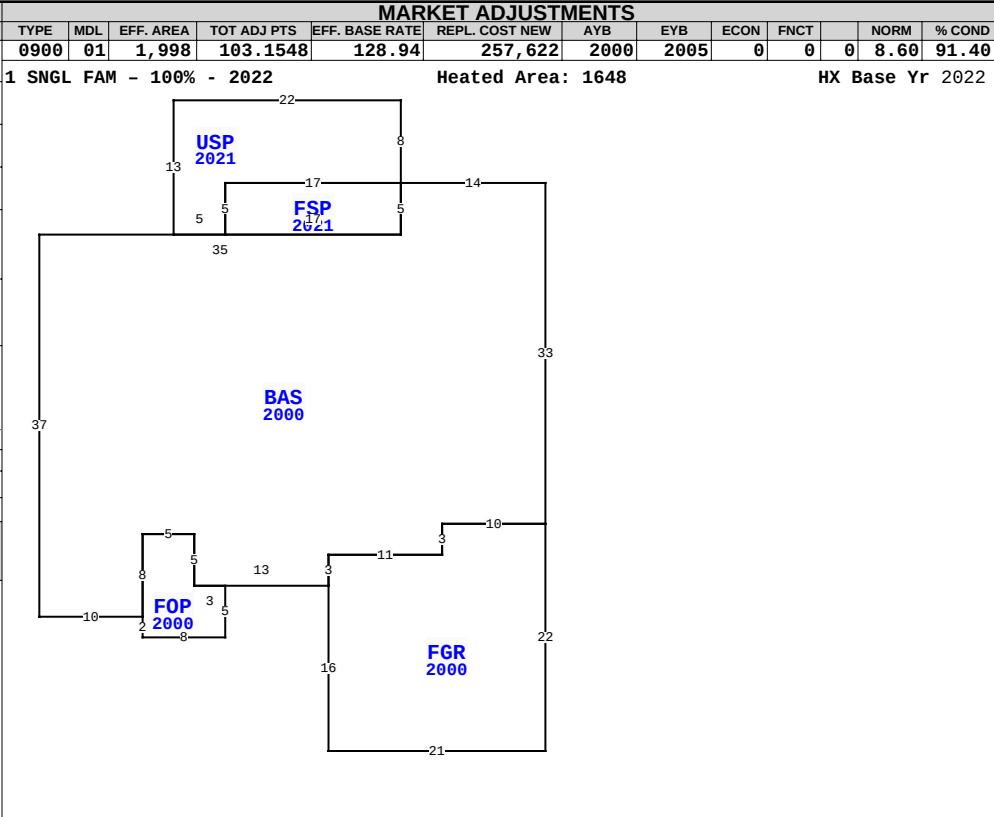
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,648	100	1,648	194,219
FGR	429	55	236	27,813
FOP	65	30	20	2,357
FSP	85	40	34	4,007
USP	201	30	60	7,071

TOTALS	2,428		1,998	235,467
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	0		939.00	SF 5.20	100	2000
2	0855	CONC PAVER	0	100	0	0		242.00	SF 7.00	100	2010
3	0851	PATIO STON	0	100	10	10		100.00	SF 0.75	100	2010



95187 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

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	0	0		939.00	SF 5.20	100	2000	2000	3	79	3,857	
2	0855	CONC PAVER	0	100	0	0		242.00	SF 7.00	100	2010	2010	3	91	1,542	
3	0851	PATIO STON	0	100	10	10		100.00	SF 0.75	100	2010	2010	3	91	68	

LAND DESCRIPTION										TOTAL OB/XF							5,467		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
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			
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NASSAU COUNTY PROPERTY												PAGE 1 of 1											
VALUATION SUMMARY												STANDARD											
VALUATION BY												Tax Group: 4											
BUILDING MARKET VALUE												Tax Dist:											
TOTAL MARKET OB/XF VALUE												235,467											
TOTAL LAND VALUE - MARKET												95,000											
TOTAL MARKET VALUE												335,934											
SOH/AGL Deduction												56,101											
ASSESSED VALUE												279,833											
TOTAL EXEMPTION VALUE												50,000											
BASE TAXABLE VALUE												229,833											
TOTAL JUST VALUE												335,934											
NCON VALUE												0											
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE												293,175											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2103960	ROOF	5,270	03/31/2021
R2102594	SCRN ENCL	6,978	03/04/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2722/1137	7/02/2024	WD	Q	I	01	435,000	
GRANTOR:SEIBERT CHRISTOPHER T							
GRANTEE:BERGEL PETER T SR &							
2497/1872	9/20/2021	WD	Q	I	02	335,000	
GRANTOR:SANDRA AND JASON TRUS							
GRANTEE:SEIBERT CHRISTOPHER							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000] W14 USP=[YR=2021] N8 W22 S13 E5 N5 E17\$ FSP=[YR=2021] W17 S5 E17 N5\$ S5 W35 S37 E10 FOP=[YR=2000] S2 E8 N5 W3 N5 W5 S8\$ N8 E5 S5 E13 FGR=[YR=2000] S16 E21 N22 W10 S3 W11 S3\$ N3 E11 N3 E10 N33\$.											