LOT 5
SPANISH OAKS UNIT 1B PB 6/190

JONES SCOTT G & JULIE/COROS NICHOLAS
95122 SEA HAWK PLACE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-576B-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

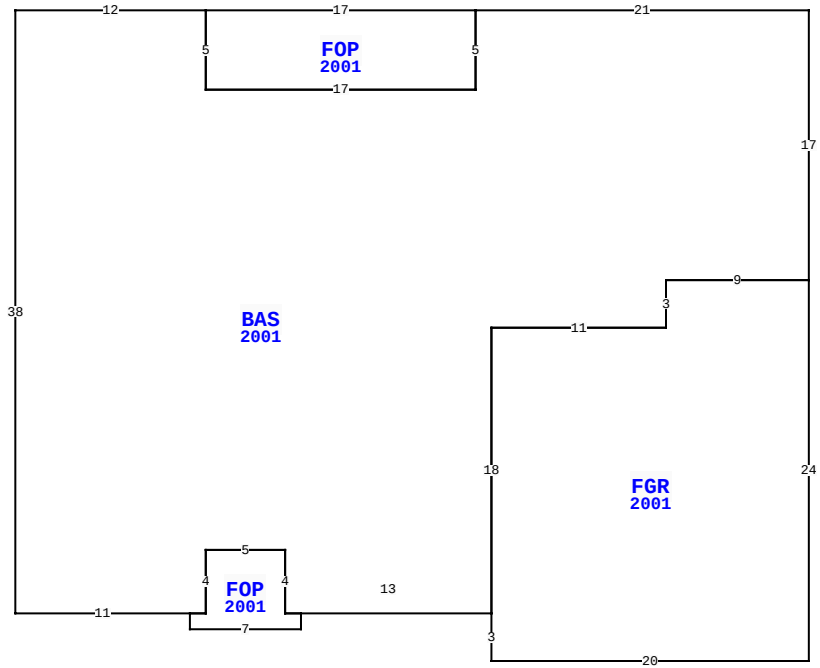
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,408	100	1,408	162,363
FGR	447	55	246	28,368
FOP	27	30	8	923
FOP	85	30	26	2,998
TOTALS	1,967		1,688	194,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,688	103.4550	129.32	218,292	2001	2001	0	0	0	10.83	89.17

1 SNGL FAM – 0% - 2024 Heated Area: 1408 HX Base Yr



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

95221 TWIN OAKS LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	194,651
TOTAL MARKET OB/XF VALUE	4,560
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	294,211
SOH/AGL Deduction	0
ASSESSED VALUE	294,211
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	294,211
TOTAL JUST VALUE	294,211
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018528	NEW CONSTR	68,034	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2712/728	5/08/2024	WD	Q	I	01	370,000
GRANTOR: MESA VERDE ASSETS LLC						
GRANTEE: JONES SCOTT G & JUL						
2678/302	11/03/2023	WD	Q	I	01	275,000
GRANTOR: DUVAL HOME BUYERS LLC						
GRANTEE: MESA VERDE ASSETS L						

BUILDING NOTES

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	0	0	0	877.00	SF	6.50	6.50	100	2001	2001	3	80	4,560	

BUILDING DIMENSIONS

BAS=[YR=2001] W21 FOP=[YR=2001] W17 S5 E17 N5 $ S5 W17 N5 W12 S38 E11 FOP=[YR=2001] S1 E7 N1 W1 N4 W5 S4 W1 $ E1 N4 E5 S4 E13 FGR=[YR=2001] S3 E20 N24 W9 S3 W11 S18$ N18 E11 N3 E9 N17 $.

LAND DESCRIPTION

TOTAL OB/XF 4,560

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	0	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