LOT 8
SPANISH OAKS UNIT 1B PB 6/190

MCCARTHY JUSTIN ALLEN
95293 TWIN OAKS LANE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-576B-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

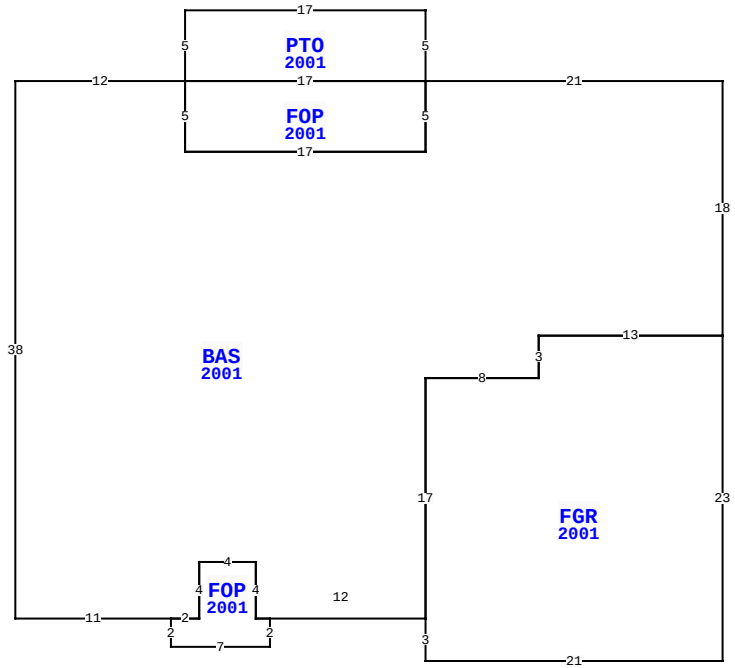
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,403	100	1,403	170,109
FGR	459	55	252	30,554
FOP	30	30	9	1,092
FOP	85	30	26	3,152
PTO	85	5	4	485
TOTALS	2,062		1,694	205,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,694	108.6800	135.85	230,130	2001	2001	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 2021 Heated Area: 1403 HX Base Yr 2021



95293 TWIN OAKS LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		205,391
TOTAL MARKET OB/XF VALUE		6,457
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		306,848
SOH/AGL Deduction		96,702
ASSESSED VALUE		210,146
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		160,146
TOTAL JUST VALUE		306,848
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2001348	REPAIR/RRF	20,250	02/01/2020
B0108356	NEW CONSTR	68,034	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2377/0564	7/17/2020	WD	Q	I	02	222,000
GRANTOR: BLAKE GEORGE B & LIND						
GRANTEE: MCCARTHY JUSTIN ALL						
1954/0692	12/23/2014	SW	U	I	12	135,400
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: BLAKE JANELL ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W21 PTO=[YR=2001] N5 W17 S5 FOP=[YR=2001] S5 E17 N5 W17 $ E17 $ S5 W17 N5 W12 S38 E11 FOP=[YR=2001] S2 E7 N2 W1 N4 W4 S4 W2 $ E2 N4 E4 S4 E12 FGR=[YR=2001] S3 E21 N23 W13 S3 W8 S17 $ N17 E8 N3 E13 N18 $.

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	837.00	SF	5.20	5.20	100	2001	2001	3	80	3,482	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 6,457

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