



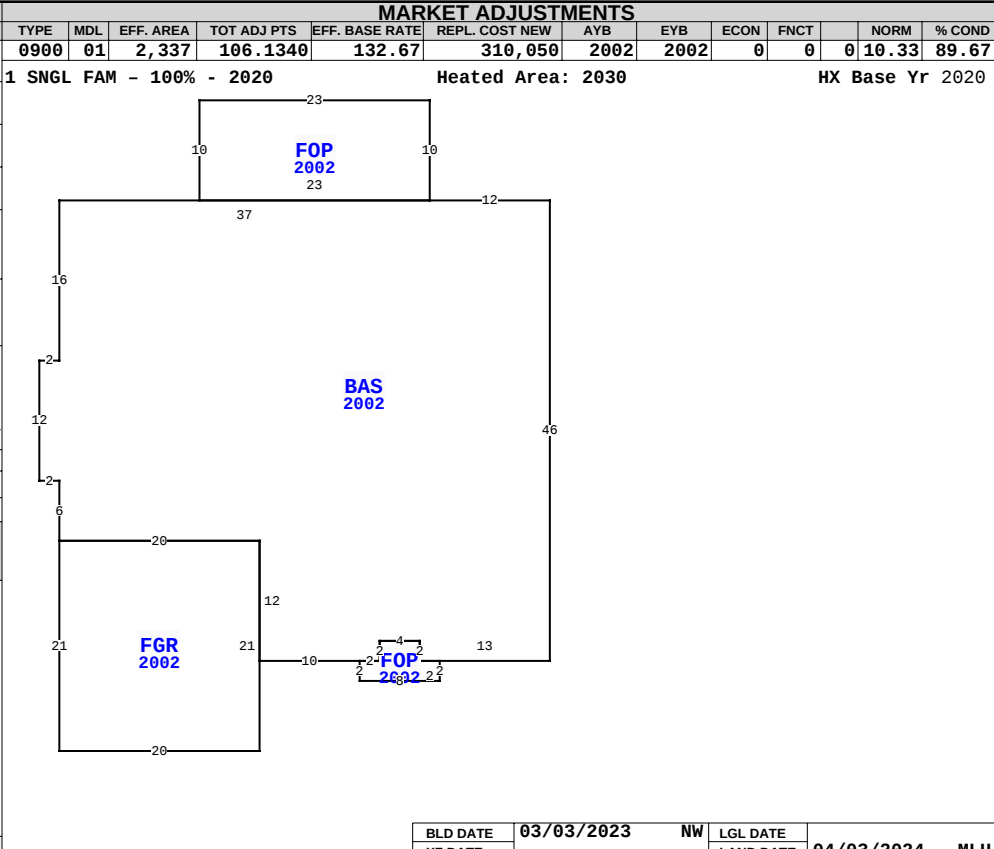
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	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	2,030	100	2,030	241,499
FGR	420	55	231	27,481
FOP	24	30	7	833
FOP	230	30	69	8,208
TOTALS	2,704		2,337	278,022

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	750.00	SF	5.20	5.20	
2	0855	CONC PAVER	0	100	0	0	732.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	RSF-1	0.00	0.00	1.00	LT	



95330 TWIN OAKS LN, FERNANDINA BEACH	BLD DATE 03/03/2023	NW	LGL DATE	04/03/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		278,022	
TOTAL MARKET OB/XF VALUE		9,200	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		382,222	
SOH/AGL Deduction		127,083	
ASSESSED VALUE		255,139	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		205,139	
TOTAL JUST VALUE		382,222	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		342,893	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209300	NEW CONSTR	142,351	02/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2297/1997	8/12/2019	WD	Q	I	02	270,000
GRANTOR: GILDAY THOMAS D						
GRANTEE: DI MARE JAMES J & R						
1061/0929	6/11/2002	WD	Q	I		136,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: GILDAY THOMAS D						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W12 FOP=[YR=2002] N10 W23 S10 E23\$ W37 S16 W2 S12 E2 S6 FGR=[YR=2002] S21 E20 N21 W20\$ E20 S12 E10 FOP=[YR=2002] S2 E8 N2 W2 N2 W4 S2 W2\$ E2 N2 E4 S2 E13 N46\$.											