LOT 16
SPANISH OAKS UNIT 1B PB 6/190

ALEXANDER LINDA A REV LVG TRST/ALEXANDER LINDA ANN
95240 TWIN OAKS LANE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-576B-0016-0000

BUILDING CHARACTERISTICS

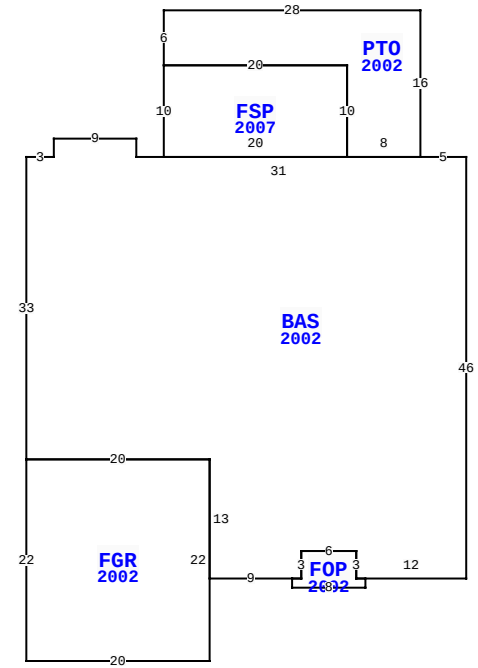
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,948	100	1,948	220,506
FGR	440	55	242	27,393
FOP	26	30	8	906
FSP	200	40	80	9,055
PTO	248	5	12	1,358
TOTALS	2,862		2,290	259,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,290	98.5929	123.24	282,220	2002	2006	0	0	0	8.15	91.85

1 SNGL FAM – 100% - 2023 Heated Area: 1948 HX Base Yr 2023



95240 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	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		259,219
TOTAL MARKET OB/XF VALUE		56,982
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		411,201
SOH/AGL Deduction		24,896
ASSESSED VALUE		386,305
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		331,305
TOTAL JUST VALUE		411,201
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014640	ADDITION	42,159	09/26/2022
B2109287	REPAIR/RRF	18,589	09/01/2021
B19767	SWIM POOL	14,500	04/01/2007
B0109073	NEW CONSTR	142,051	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2602/1649	11/09/2022	SW	U	I	11	100
GRANTOR: ALEXANDER LINDA A						
GRANTEE: ALEXANDER LINDA ANN						
2578/0295	7/15/2022	WD	Q	I	02	383,000
GRANTOR: FOSBINDER DAVID A JR						
GRANTEE: ALEXANDER LINDA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W5 PTO=[YR=2002] N16 W28 S6 FSP=[YR=2007] S10 E20 N10 W20$ E20 S10 E8$ W31 N2 W9 S2 W3 S33 FGR=[YR=2002] S22 E20 N22 W20$ E20 S13 E9 FOP=[YR=2002] S1 E8 N1 W1 N3 W6 S3 W1$ E1 N3 E6 S3 E12 N46$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	763.00	SF	5.20	5.20	100	2002	2002	3	82	3,253	
3	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2007	2007	3	48	17,136	
4	0845	KOOL DECK	0	100	0	0	540.00	SF	7.25	7.25	100	2007	2007	3	88	3,445	
5	0478	VF 6 SLAT	0	100	0	0	150.00	LF	15.00	15.00	100	2007	2007	3	72	1,620	
6	0911	SCRN RM A	0	100	0	0	1,680.00	SF	17.50	17.50	100	2022	2022	3	97	28,518	

LAND DESCRIPTION

TOTAL OB/XF 56,982

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	000134	C	SFR POND	100		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 12/28/2022 BY DJ Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS