LOT 17
SPANISH OAKS UNIT 1B PB 6/190

HUBERT ANDREW & NICOLE
95220 TWIN OAKS LANE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-576B-0017-0000

BUILDING CHARACTERISTICS

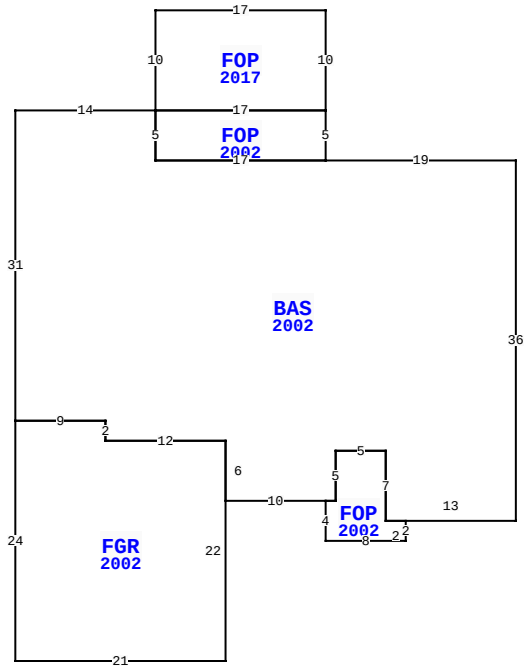
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,627	100	1,627	181,491
FGR	480	55	264	29,449
FOP	53	30	16	1,784
FOP	85	30	26	2,900
FOP	170	30	51	5,689
TOTALS	2,415		1,984	221,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,984	99.5239	124.40	246,810	2002	2002	0	0	0	10.33	89.67

1 SNGL FAM – 100% - 2023 Heated Area: 1627 HX Base Yr 2023



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

95220 TWIN OAKS LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		221,315
TOTAL MARKET OB/XF VALUE		6,784
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		323,099
SOH/AGL Deduction		28,224
ASSESSED VALUE		294,875
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		244,875
TOTAL JUST VALUE		323,099
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108730	NEW CONSTR	78,472	08/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2547/0734	3/08/2022	WD	Q	I	01	340,000
GRANTOR: OPENDOOR PROPERTY C L						
GRANTEE: HUBERT ANDREW & NIC						
2483/0806	7/28/2021	WD	U	I	37	320,900
GRANTOR: HICKEY DAVID J & CHRI						
GRANTEE: OPENDOOR PROPERTY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W19 FOP=[YR=2002] N5 FOP=[YR=2017] N10 W17 S10 E17$ W17 S5 E17$ W17 N5 W14 S31 FGR=[YR=2002] S24 E21 N22W12 N2 W9 $ E9S2E12S6 E10 FOP=[YR=2002] S4 E8 N2 W2 N7 W5 S5W1 $ E1 N5E5 S7 E13 N36$.

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	885.00	SF	5.20	5.20	100	2002	2002	3	82	3,774	

LAND DESCRIPTION

TOTAL OB/XF 6,784

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