LOT 20
IN OR 1780/1987
SPANISH OAKS UNIT 1B PB 6/190

FLAUGHER KAY K
95168 TWIN OAKS LANE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-576B-0020-0000

BUILDING CHARACTERISTICS

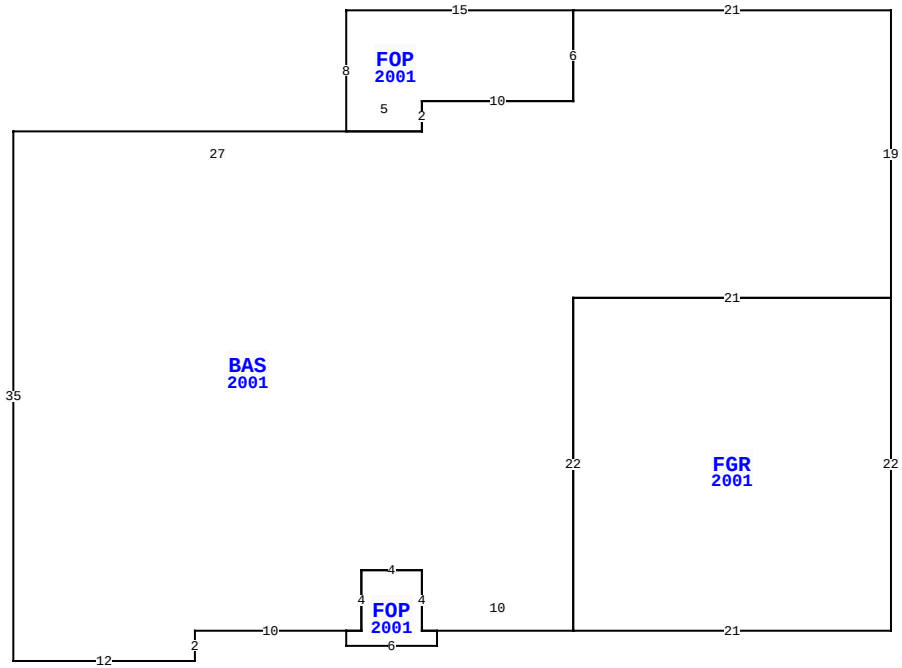
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,648	100	1,648	182,808
FGR	462	55	254	28,176
FOP	22	30	7	777
FOP	100	30	30	3,328
TOTALS	2,232		1,939	215,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,939	99.5239	124.40	241,212	2001	2001	0	0	0	10.83	89.17

1 SNGL FAM – 100% - 2013 Heated Area: 1648 HX Base Yr 2013



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

95168 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		215,089
TOTAL MARKET OB/XF VALUE		3,719
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		313,808
SOH/AGL Deduction		165,216
ASSESSED VALUE		148,592
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		43,592
TOTAL JUST VALUE		313,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1780/1987	2/24/2012	WD	Q	I	02	145,000
GRANTOR: JENKINS LILLIE A						
GRANTEE: FLAUGHER KAY K						
0973/0040	3/01/2001	WD	Q	I		116,400
GRANTOR: TRADEMARK HOME BUILDE						
GRANTEE: JENKINS LILLIE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W21 FOP=[YR=2001] W15 S8 E5 N2 E10 N6 $ S6 W10 S2 W27 S35 E12 N2 E10 FOP=[YR=2001] S1 E6 N1 W1 N4 W4 S4 W1 $ E1 N4 E4 S4 E10 FGR=[YR=2001] E21 N22 W21 S22 $ N22 E21 N19 $.

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	894.00	SF	5.20	5.20	100	2001	2001	3	80	3,719	

LAND DESCRIPTION

TOTAL OB/XF 3,719

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		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