LOT 4
TWIN OAKS PB 6/40

VAN DE WATERING PATRICK J & JESSICA/SKINNER FREDER
95027 TWIN LN
FERNANDINA BEACH, FL 32034-6108

2024

46-3N-28-5804-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

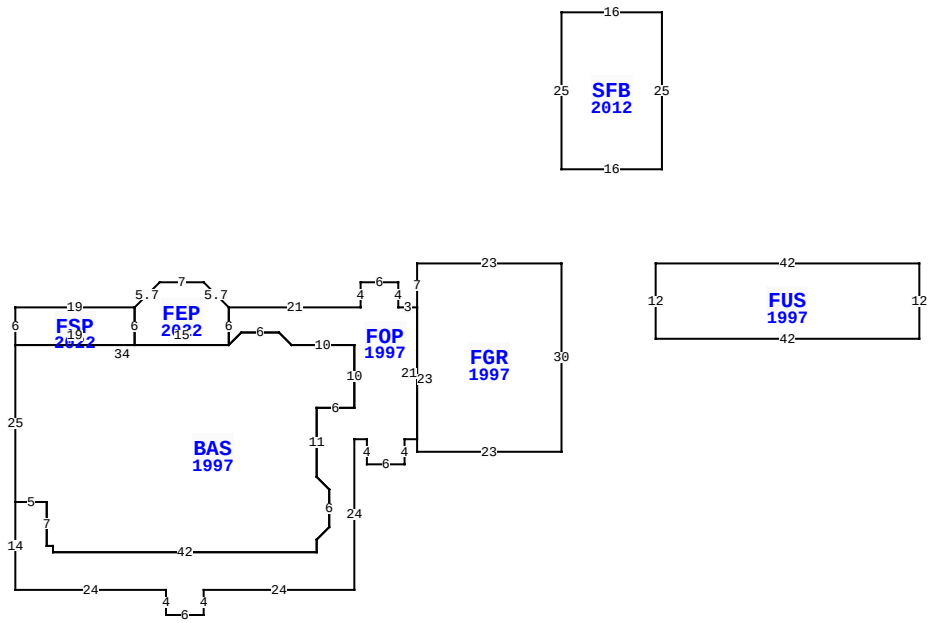
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,635	100	1,635	213,528
FEP	134	80	107	13,974
FGR	690	55	380	49,627
FOP	873	30	262	34,216
FSP	114	40	46	6,008
FUS	504	100	504	65,821
SFB	400	80	320	41,792
TOTALS	4,350		3,254	424,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,254	114.1812	142.73	464,443	1997	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2020 Heated Area: 2459 HX Base Yr 2020



95027 TWIN LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		446,303
TOTAL MARKET OB/XF VALUE		12,982
TOTAL LAND VALUE - MARKET		136,000
TOTAL MARKET VALUE		595,285
SOH/AGL Deduction		149,069
ASSESSED VALUE		446,216
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		396,216
TOTAL JUST VALUE		595,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		576,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2115859	GARAGE	41,023	11/06/2021
R1705386	REPAIR/RRF	13,000	08/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2407/0286	11/03/2020	QC	U	I	11	100
GRANTOR: VAN DE WATERING PATRI						
GRANTEE: VAN DE WATERING PAT						
2312/1016	10/15/2019	WD	Q	I	02	465,000
GRANTOR: GREGORY JAMES & ANN						
GRANTEE: VAN DE WATERING PAT						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1997] W23 S7 FOP=[YR=1997] W3 N4 W6 S4 W21
FEP=[YR=2022] U4 L4 W7 D4 L4 FSP=[YR=2022] W19 S6
BAS=[YR=1997] S25 E5 S7 E1 S1 E42 N2 R2 U2 N6 L2 U2 N11
E6 N10 W10 U2 L2 W6 D2 L2 W34$ E19 N6$ S6 E15 N6$ S6 U2
R2 E6 D2 R2 E10 S10 W6 S11 R2 D2 S6 D2 L2 S2 W42 N1 W1
N7 W5 S14 E24 S4 E6 N4 E24N24 E2 S4E6 N4 E2 N21$S23 E23 N30$
PTR=E15 FUS=[YR=1997] E42 S12 W42 N12$ W15$ PTR=N15
SFB=[YR=2012] N25 E16 S25 W16$ S15$.

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	1997	1997	3	80	2,800	
2	0810	CONCRETE A	0	100	0	0	698.00	SF	6.50	6.50	100	1998	1998	3	75	3,403	
3	0811	CONCRETE B	0	100	0	0	1,417.00	SF	5.20	5.20	100	2011	2011	3	92	6,779	

LAND DESCRIPTION

TOTAL OB/XF 12,982

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	000115	C	SFR ACRES	100		RSF-1	0.00	0.00	2.00	AC		1.00	1.00	0.85	80,000.00	68,000.00	136,000							

REVIEW DATE 03/28/2022 BY DJ Total Acres: 2.00 Total Land Value: 136,000 Market: 0 Agricultural: 0 Common: 136,000 PRINTED 08/06/2024 BY SYS

LOT 4
TWIN OAKS PB 6/40

VAN DE WATERING PATRICK J & JESSICA/SKINNER FREDER
95027 TWIN LN
FERNANDINA BEACH, FL 32034-6108

2024

46-3N-28-5804-0004-0000

BUILDING CHARACTERISTICS

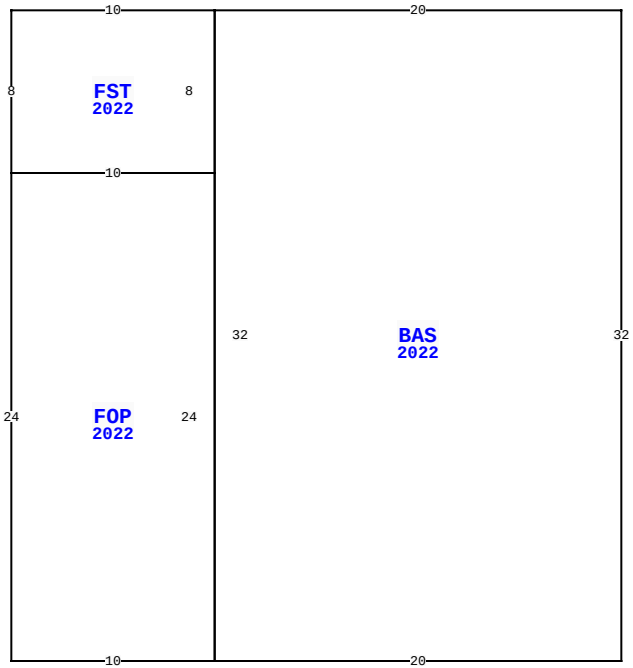
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100	640	18,063
FOP	240	30	72	2,033
FST	80	55	44	1,242
TOTALS	960		756	21,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	756	82.2800	28.80	21,773	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2020 Heated Area: 640 HX Base Yr 2020



95027 TWIN LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		446,303
TOTAL MARKET OB/XF VALUE		12,982
TOTAL LAND VALUE - MARKET		136,000
TOTAL MARKET VALUE		595,285
SOH/AGL Deduction		149,069
ASSESSED VALUE		446,216
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		396,216
TOTAL JUST VALUE		595,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		576,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2407/0286	11/03/2020	QC	U	I	11	100
GRANTOR: VAN DE WATERING PATRI						
GRANTEE: VAN DE WATERING PAT						
2312/1016	10/15/2019	WD	Q	I	02	465,000
GRANTOR: GREGORY JAMES & ANN						
GRANTEE: VAN DE WATERING PAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 FST=[YR=2022] W10 S8 FOP=[YR=2022] S24 E10 N24 W10$ E10 N8$ S32 E20 N32$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/28/2022 BY DJ Total Acres: 2.00 Total Land Value: 136,000 Market: 0 Agricultural: 0 Common: 136,000 PRINTED 08/06/2024 BY SYS