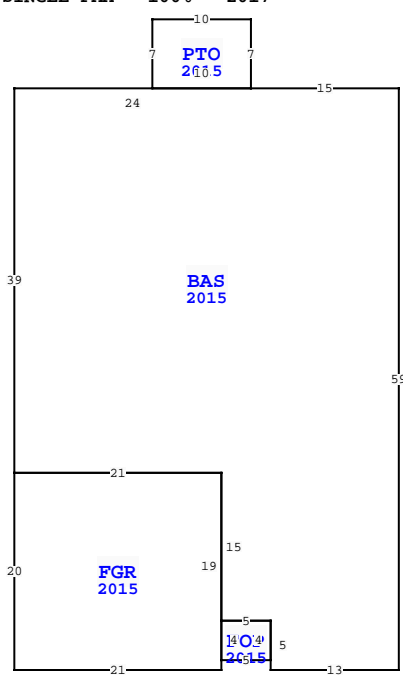


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	10	ABOVE AVG 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4144.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,856	100	2015
FGR	420	55	2015
FOP	20	30	2015
PTO	70	5	2015
TOTALS	2,366		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1		2,097	104.7620	104.76	219,682	2015	2015	0	0	4.00	96.00
1 SINGLE FAM - 100% - 2017 Heated Area: 1856 HX Base Yr 2017											



NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE			210,895	
TOTAL MARKET OB/XF VALUE			9,838	
TOTAL LAND VALUE - MARKET			85,000	
TOTAL MARKET VALUE			305,733	
SOH/AGL Deduction			128,134	
ASSESSED VALUE			177,599	
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE			126,877	
TOTAL JUST VALUE			305,733	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			296,380	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531029	CO ISSUED	0	12/02/2015
B1531029	NEW CONSTR	229,687	08/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2024/0312	1/15/2016	SW Q	Q	I	02	187,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GAINES HERMAN N JR						
1978/0266	4/01/2015	SW Q	Q	V	05	758,500
GRANTOR: JP TIMBER LAKES LLC						
GRANTEE: D R HORTON INC-JACK						

EXTRA FEATURES															95018 TIMBERLAKE DR, FERNANDINA BEACH		BLD DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/23/2025	MLU
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						
1	0811	CONCRETE B	0	100	0	0	558.00	SF	5.20	5.20	100	2015	2015	3	95	2,757							
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2015	2015	3	95	167							
3	0855	CONC PAVER	0	100	0	0	175.00	SF	10.00	10.00	100	2016	2016	3	95	1,663							
4	0476	VF 6 SBPL	0	100	0	0	175.00	LF	32.00	32.00	100	2016	2016	3	89	4,984							
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267							
TOTAL OB/XF 9,838																							

BUILDING NOTES									
BAS=[YR=2015] W15 PTO=[YR=2015] N7 W10 S7 E10\$ W24 S39									
FGR=[YR=2015] S20 E21 N1 FOP=[YR=2015] E5 N4 W5 S4\$ N19 W21\$									
E21 S15 E5 S5 E13 N59\$.									

LAND DESCRIPTION										TOTAL OB/XF										9,838				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							