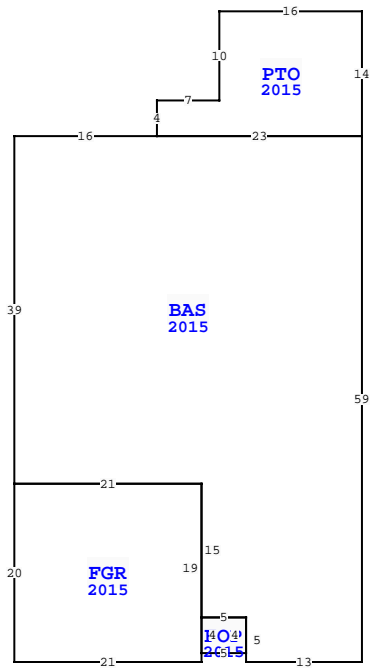


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	10	ABOVE AVG 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating 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	252	5	2015
TOTALS	2,548		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2016 Heated Area: 1856 HX Base Yr 2016											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	211,800		
TOTAL MARKET OB/XF VALUE	2,830		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	299,630		
SOH/AGL Deduction	125,902		
ASSESSED VALUE	173,728		
TOTAL EXEMPTION VALUE	HX HB VX 55,722		
BASE TAXABLE VALUE	118,006		
TOTAL JUST VALUE	299,630		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	290,204		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530819	NEW CONSTR	228,170	07/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2006/1548	9/30/2015	SW Q	Q	I	01	180,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: O BRIANT WESLEY & AM						
1988/0377	6/25/2015	SW Q	Q	V	05	220,000
GRANTOR: JP TIMBER LAKES LLC						
GRANTEE: D R HORTON INC-JACK						

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
1	0810	CONCRETE A	0	100	9	3			6.50	100	2015	2015	3	95	167	
2	0811	CONCRETE B	0	100	0	0			5.20	100	2015	2015	3	95	2,663	

BUILDING NOTES			
95024 TIMBERLAKE DR, FERNANDINA BEACH			

BUILDING DIMENSIONS			
PTO=[YR=2015] W16 S10 W7 S4 BAS=[YR=2015] W16 S39			
FGR=[YR=2015] S20 E21 N1 FOP=[YR=2015] E5 N4 W5 S4\$ N19			
W21\$ E21 S15 E5 S5 E13 N59 W23\$ E23 N14\$.			

LAND DESCRIPTION																								
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							