



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	05	AVERAGE 70		0100	01	2,586	101.6640	101.66	262,893	2015	2015	0	0	0	4.00	96.00	VALUATION BY		STANDARD										
Exterior Wall	10	ABOVE AVG 30		1 SINGLE FAM - 100% - 2020										Heated Area: 2322					HX Base Yr 2020					Tax Group: 4		Tax Dist:			
Roof Structure	03	GABLE/HIP 100																BUILDING MARKET VALUE		252,377									
Roof Cover	03	COMP SHNGL 100																TOTAL MARKET OB/XF VALUE		2,942									
Interior Wall	05	DRYWALL 100																TOTAL LAND VALUE - MARKET		85,000									
Interior Floo	14	CARPET 60																TOTAL MARKET VALUE		340,319									
Interior Floo	08	SHT VINYL 40																SOH/AGL Deduction		98,181									
Air Condition	03	CENTRAL 100																ASSESSED VALUE		242,138									
Heating Type	04	AIR DUCTED 100																TOTAL EXEMPTION VALUE		HX HB 50,722									
Bedrooms	4	100																BASE TAXABLE VALUE		191,416									
Bathrooms	2.5	100																TOTAL JUST VALUE		340,319									
Frame	02	WOOD FRAME 100																NCON VALUE		0									
Stories	2.	100																INCOME VALUE											
Units	0	100																PREVIOUS YEAR MKT VALUE		331,009									
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	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	981	100	2015	981	95,739																								
FGR	420	55	2015	231	22,544																								
FOP	85	30	2015	26	2,537																								
FUS	1,341	100	2015	1,341	130,873																								
PTO	28	5	2015	1	98																								
STR	60	10	2015	6	586																								
TOTALS				2,915			2,586	252,377																					
EXTRA FEATURES						95036 TIMBERLAKE DR, FERNANDINA BEACH																							
						BLD DATE												LGL DATE											
						XF DATE												LAND DATE											
						INC DATE												AG DATE											
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	04/23/2025		MLU									
1	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2015	2015	3	95	185													
2	0811	CONCRETE B	0	100	0	0	558.00	SF	5.20	5.20	100	2015	2015	3	95	2,757													