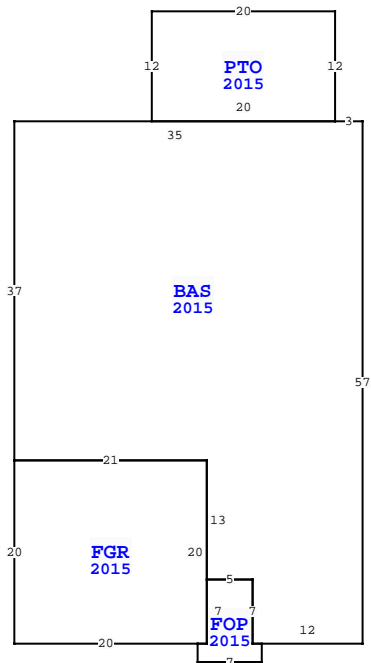


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	10	ABOVE AVG 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
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	1,711	100	2015
FGR	420	55	2015
FOP	49	30	2015
PTO	240	5	2015
TOTALS	2,420		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2019								
Heated Area: 1711						HX Base Yr 2019					



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			198,021
TOTAL MARKET OB/XF VALUE			8,270
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			291,291
SOH/AGL Deduction			94,618
ASSESSED VALUE			196,673
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			145,951
TOTAL JUST VALUE			291,291
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			281,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530814	NEW CONSTR	212,798	07/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2227/0783	9/27/2018	WD Q	Q	I	02	218,500
GRANTOR: CRESPO GINGER G & ELI						
GRANTEE: MCGRATH SHANE & HAN						
2037/1629	3/29/2016	WD Q	Q	I	01	176,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: AROCHO GINGER G & E						

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		SF	6.50	100	2015	2015	3	95	167	
2	0811	CONCRETE B	0	100	0	0		SF	5.20	100	2015	2015	3	95	2,994	
3	0476	VF 6 SBPL	0	100	0	0		LF	32.00	100	2016	2016	3	89	4,842	
4	0470	VNYL GATE	0	100	0	0		UT	300.00	100	2016	2016	3	89	267	
TOTALS															8,270	

BUILDING NOTES									
95046 TIMBERLAKE DR, FERNANDINA BEACH									

BUILDING DIMENSIONS									
BAS=[YR=2015] W3 PTO=[YR=2015] N12 W20 S12 E20\$ W35 S37									
FGR=[YR=2015] S20 E20 FOP=[YR=2015] S2 E7 N2 W1 N7 W5 S7									
W1\$ E1 N20 W21\$ E21 S13 E5 S7 E12 N57\$.									

LAND DESCRIPTION										TOTAL OB/XF														
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							