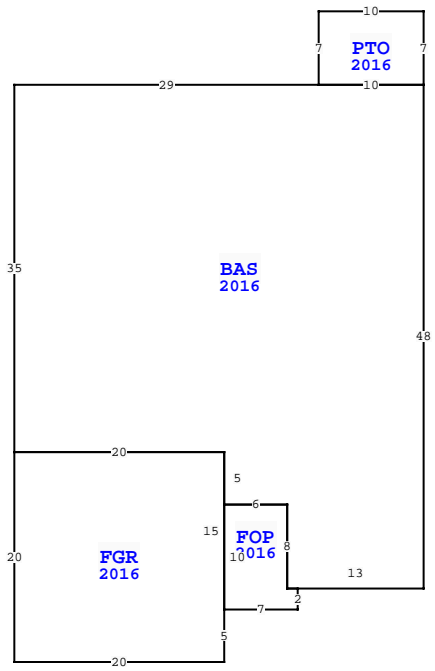




ELEMENT		CD	BUILDING CHARACTERISTICS CONSTRUCTION		
Exterior Wall	05		AVERAGE	70	
Exterior Wall	10		ABOVE AVG	30	
Roof Structure	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	14		CARPET	60	
Interior Floor	08		SHT VINYL	40	
Air Condition	03		CENTRAL	100	
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	2016	1,564	162,850
FGR	400	55	2016	220	22,907
FOP	62	30	2016	19	1,978
PTO	70	5	2016	4	417
TOTALS	2,096			1,807	188,151

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 0								
Heated Area: 1564					HX Base Yr						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			188,151
TOTAL MARKET OB/XF VALUE			2,956
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			276,107
SOH/AGL Deduction			25,618
ASSESSED VALUE			250,489
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			250,489
TOTAL JUST VALUE			276,107
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			266,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632369	CO ISSUED	0	11/21/2016
B1632369	NEW CONSTR	196,685	05/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2297/1209	8/13/2019	WD Q	Q	I	01	212,000
GRANTOR: BENTON RITCHIE C & JA						
GRANTEE: ACKER RONALD P JR &						
2085/1161	11/23/2016	SW Q	Q	I	01	174,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: BENTON RITCHIE C &						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
L	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	0	0	0	546.00	SF	5.20	5.20	100	2016	2016	3	95	2,697	
2	0810	CONCRETE A	0	0	0	0	42.00	SF	6.50	6.50	100	2016	2016	3	95	259	

TOTAL OB/XF												2,956			
95104 TIMBERLAKE DR, FERNANDINA BEACH															

BUILDING NOTES											
BUILDING DIMENSIONS											

PTO=[YR=2016] W10 S7 BAS=[YR=2016] W29 S35 FGR=[YR=2016] S20 E20 N5 FOP=[YR=2016] E7 N2 W1 N8 W6 S10\$ N15 W20\$ E20 S5 E6 S8 E13 N48 W10\$ E10 N7\$.

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	DPHT 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							