

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	1,705	100	2016
FGR	400	55	2016
FOP	20	30	2016
PTO	216	5	2016
TOTALS	2,341		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1		1,942	105.7420	105.74	205,347	2016	2016	0	0	3.50	96.50

1 SINGLE FAM - 0% - 2023 Heated Area: 1705 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			198,160
TOTAL MARKET OB/XF VALUE			4,103
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			287,263
SOH/AGL Deduction			0
ASSESSED VALUE			287,263
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			287,263
TOTAL JUST VALUE			287,263
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			277,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632363	CO ISSUED	0	12/28/2016
B1632363	NEW CONSTR	211,832	05/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2606/1692	11/16/2022	QC	U	I	11	100

GRANTOR: BELLO CECILIA & LUIS
GRANTEE: AMADOR YOLIMA GUTIE
2092/1158 12/30/2016 SW Q I 01 183,000
GRANTOR: D R HORTON INC JACKSO
GRANTEE: BELLO CECILIA & LUI

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	0855	CONC PAVER	0	0	0	581.00	SF	7.00	7.00	100	2016	2016	3	95	3,864	
2	0855	CONC PAVER	0	0	0	36.00	SF	7.00	7.00	100	2016	2016	3	95	239	

BUILDING NOTES			
95112 TIMBERLAKE DR, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=2016;ORIG=-39,0] S35 E20 S12 E5 S8 E14 N55 W39 \$			
FGR=[YR=2016;ORIG=-39,35] S20 E20 N4 N16 W20 \$			
PTO=[YR=2016;ORIG=0,0] W18 N12 E18 S12 \$			
POP=[YR=2016;ORIG=-19,51] E5 N4 W5 S4 \$			

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