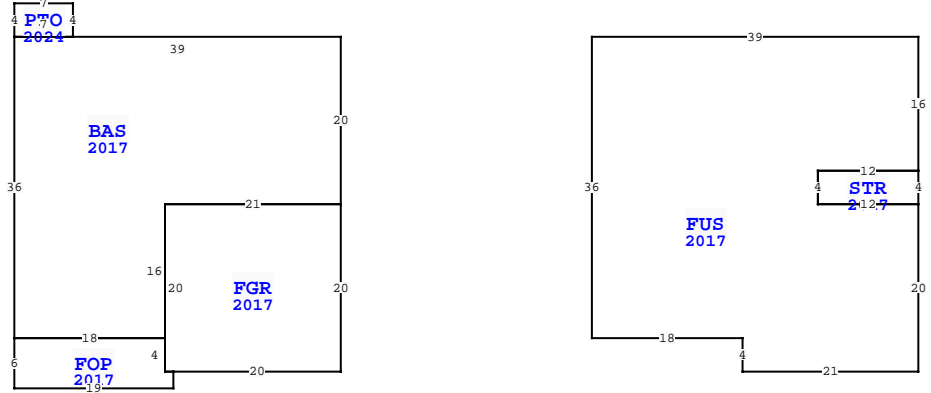


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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% - 2018	
										Heated Area: 2508		HX Base Yr 2018	



Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4144.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100	2017	1,068	108,403
FGR	420	55	2017	231	23,447
FOP	110	30	2017	33	3,349
FUS	1,440	100	2017	1,440	146,162
PTO	28	5	2024	1	102
STR	48	10	2017	5	507
TOTALS	3,114			2,778	281,969

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE				281,969
TOTAL MARKET OB/XF VALUE				2,850
TOTAL LAND VALUE - MARKET				85,000
TOTAL MARKET VALUE				369,819
SOH/AGL Deduction				127,932
ASSESSED VALUE				241,887
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				191,165
TOTAL JUST VALUE				369,819
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				360,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004256	CO ISSUED	0	05/12/2017
1700435	NEW CONSTR	304,912	01/23/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2122/1039	5/25/2017	SW	Q	I	01	221,800

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: ODOM MISTY M & JERE

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	0811	CONCRETE B	0	100	0	571.00	SF	5.20	5.20	100	2017	2017	3	96	2,850	

95061 CHESWICK OAKS DR, FERNANDINA BEACH
 BLD DATE: 04/23/2025 MLU
 LGL DATE: 04/23/2025
 LAND DATE: 04/23/2025
 AG DATE: 04/23/2025

BUILDING NOTES				

BUILDING DIMENSIONS
FUS=[YR=2017;ORIG=30,0] E39 S16 W12 S4 E12 S20 W21 N4 W18 N36 \$
BAS=[YR=2017;ORIG=0,0] W39 S36 E18 N16 E21 N20 \$
FGR=[YR=2017;ORIG=-20,40] E20 N20 W21 S20 E1 \$
FOP=[YR=2017;ORIG=-39,36] S6 E19 N2 W1 N4 W18 \$
STR=[YR=2017;ORIG=69,16] S4 W12 N4 E12 \$
PTR=[YR=2017;ORIG=0,0] E30 W30 \$
PTO=[YR=2024;ORIG=-39,-4] E7 S4 W7 N4 \$

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							