LOT 46
TIMBERLAKE PHASE 3 PBK 8/168

FKH SFR PROPCO J LP
1850 PARKWAY PL STE 900
MARIETTA, GA 30067

**2025**

**29-2N-28-0100-0046-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

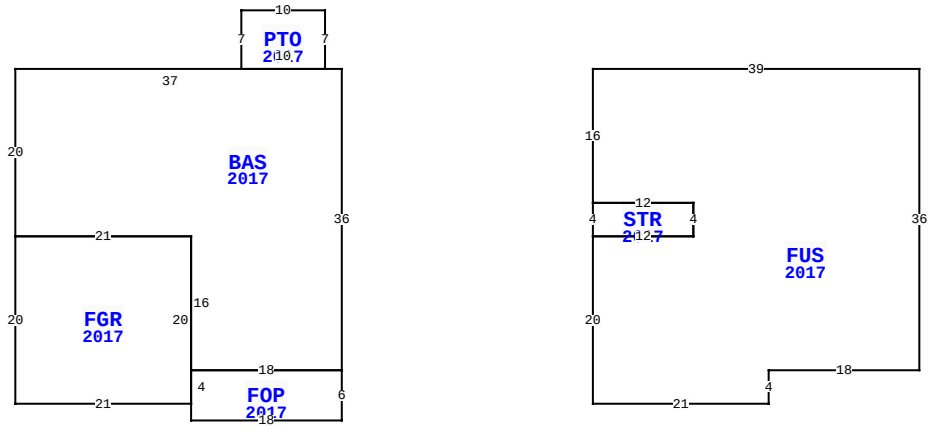
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| Air Condition | 03 | CENTRAL 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 |
| 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 | 108 | 30 | 2017 | 32 | 3,248 |
| FUS | 1,440 | 100 | 2017 | 1,440 | 146,162 |
| PTO | 70 | 5 | 2017 | 4 | 406 |
| STR | 48 | 10 | 2017 | 5 | 507 |
| TOTALS | 3,154 | | | 2,780 | 282,172 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,780 | 104.6400 | 104.64 | 290,899 | 2017 | 2017 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SINGLE FAM – 0% - 2023 Heated Area: 2508 HX Base Yr




95154 TIMBERLAKE DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/23/2025 MLU |
| INC DATE | | AG DATE | |

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 282,172 |
| TOTAL MARKET OB/XF VALUE | 3,489 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 370,661 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 370,661 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 370,661 |
| TOTAL JUST VALUE | 370,661 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 361,448 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1701307 | NEW CONSTR | 305,245 | 02/17/2017 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2546/0599 | 3/10/2022 | WD | Q | I | 01 | 469,900 |
| GRANTOR: BUCKLEY JUSTIN K & CO | | | | | | |
| GRANTEE: FKH SFR PROPCO J LP | | | | | | |
| 2407/1405 | 11/09/2020 | WD | Q | I | 01 | 284,000 |
| GRANTOR: BRIDE PATRICK C & KAY | | | | | | |
| GRANTEE: BUCKLEY JUSTIN K & | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2017] W2 PTO=[YR=2017] N7 W10 S7 E10$ W37 S20 FGR=[YR=2017] S20 E21 FOP=[YR=2017] S2 E18 N6 W18 S4$ N20 W21$ E21 S16 E18 N36$ PTR=[YR=2017] E30 FUS=[YR=2017] E39 S36 W18 S4 W21 N20 STR=[YR=2017] N4 E12 S4 W12 $ E12 N4 W12 N16$ W30$.

### EXTRA FEATURES

| LN | 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 | 699.00 | SF | 5.20 | 5.20 | 100 | 2017 | 2017 | 3 | 96 | 3,489 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,489

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | | | | | | | |

REVIEW DATE 07/08/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS