LOT 48
TIMBERLAKE PHASE 3 PBK 8/168

WHITE PATRICIA ANN
95162 TIMBERLAKE DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0100-0048-0000

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 70
Interior Floo	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

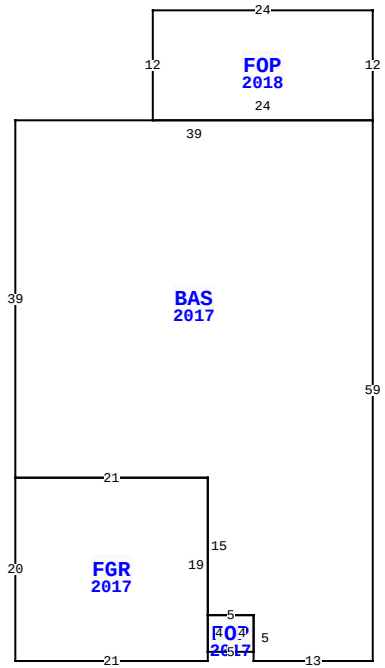
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4144.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2017	1,856	192,310
FGR	420	55	2017	231	23,935
FOP	20	30	2017	6	622
FOP	288	30	2018	86	8,911
TOTALS	2,584			2,179	225,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,179	106.8200	106.82	232,761	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1856 HX Base Yr 2022



95162 TIMBERLAKE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		225,778
TOTAL MARKET OB/XF VALUE		6,685
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		317,463
SOH/AGL Deduction		35,519
ASSESSED VALUE		281,944
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		226,222
TOTAL JUST VALUE		317,463
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805234	SCRN ROOM	6,883	07/01/2018
17004611	CO ISSUED	0	05/24/2017
B1701311	NEW CONSTR	228,721	02/17/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2367/1300	6/08/2020	WD	Q	I	01	245,000
GRANTOR: MCNULTY JAMES P & ELI						
GRANTEE: WHITE PATRICIA ANN						
2135/1737	7/25/2017	SW	Q	I	01	195,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MCNULTY JAMES P & E						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] N12 W24 S12 E24$ BAS=[YR=2017] W39 S39
FGR=[YR=2017] S20 E21 N1 FOP=[YR=2017] E5 N4 W5 S4$ N19
W21$ E21 S15 E5 S5 E13 N59 $.

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	100	0	0	753.00	SF	5.20	5.20	100	2017	2017	3	96	3,759	
2	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2018	2018	3	92	2,650	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 6,685

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

REVIEW DATE 03/12/2019 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS