LOT 49
TIMBERLAKE PHASE 3 PBK 8/168

JULIEN MARIE E
95166 TIMBERLAKE DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0100-0049-0000

BUILDING CHARACTERISTICS

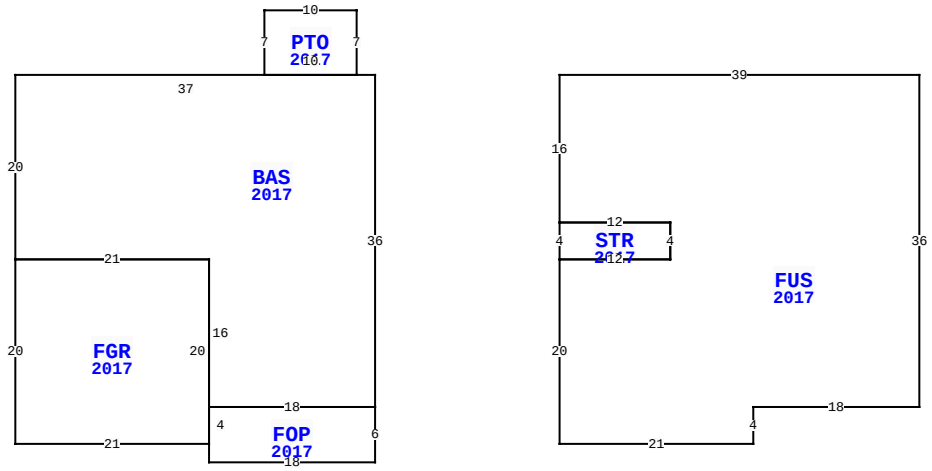
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	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 – 100% - 2021 Heated Area: 2508 HX Base Yr 2021



95166 TIMBERLAKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		282,172
TOTAL MARKET OB/XF VALUE		3,095
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		370,267
SOH/AGL Deduction		104,986
ASSESSED VALUE		265,281
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		214,559
TOTAL JUST VALUE		370,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005944	CO ISSUED	0	07/05/2017
1700570	NEW CONSTR	308,151	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2396/1909	9/08/2020	WD	U	I	12	269,000
GRANTOR: AVERY JOSEPH W & ROBE						
GRANTEE: CARTUS FINANCIAL CO						
2396/1008	9/08/2020	WD	U	I	12	269,000
GRANTOR: CARTUS CORPORATION						
GRANTEE: JULIEN MARIE E						

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] E20 FUS=[YR=2017] E39 S36 W18 S4 W21 N20 STR=[YR=2017] N4 E12 S4 W12 $ E12 N4 W12 N16$ W20$.

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	620.00	SF	5.20	5.20	100	2017	2017	3	96	3,095	

LAND DESCRIPTION

TOTAL OB/XF 3,095

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 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