LOT 50
IN OR 2143/1739
TIMBERLAKE PHASE 3 PBK 8/168

WILLIAMS TAMMY COURSON & MARK
95170 TIMBERLAKE DRIVE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0100-0050-0000

BUILDING CHARACTERISTICS

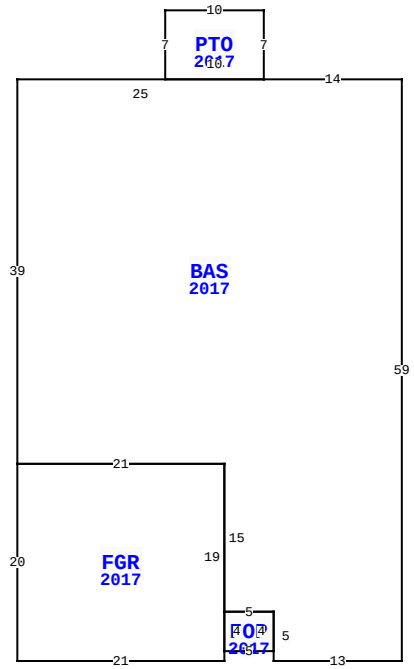
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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
PTO	70	5	2017	4	414
TOTALS	2,366			2,097	217,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,097	106.8200	106.82	224,002	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1856 HX Base Yr 2018



95170 TIMBERLAKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		217,282
TOTAL MARKET OB/XF VALUE		3,095
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		305,377
SOH/AGL Deduction		108,849
ASSESSED VALUE		196,528
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		145,806
TOTAL JUST VALUE		305,377
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006008	CO ISSUED	0	07/06/2017
17002534	NEW CONSTR	232,729	03/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2143/1739	8/30/2017	SW	Q	I	01	191,100

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: WILLIAMS TAMMY COUR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W14 W25 S39 E21 S15 E5 S5 E13 N59 $
FGR=[YR=2017;ORIG=-39,39] S20 E21 N1 N19 W21 $
PTO=[YR=2017;ORIG=-14,0] N7 W10 S7 E10 $
FOP=[YR=2017;ORIG=-18,58] E5 N4 W5 S4 $
.

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	0	620.00	SF	5.20	5.20	100	2017	2017	3	96	3,095	

LAND DESCRIPTION

TOTAL OB/XF 3,095

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS