LOT 51
TIMBERLAKE PHASE 3 PBK 8/168

FORDHAM BOBBY R/FORDHAM WENDELL A ET AL
747 CHICKASAW TRL SOUTH
SPARTA, GA 31087

2025

29-2N-28-0100-0051-0000

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

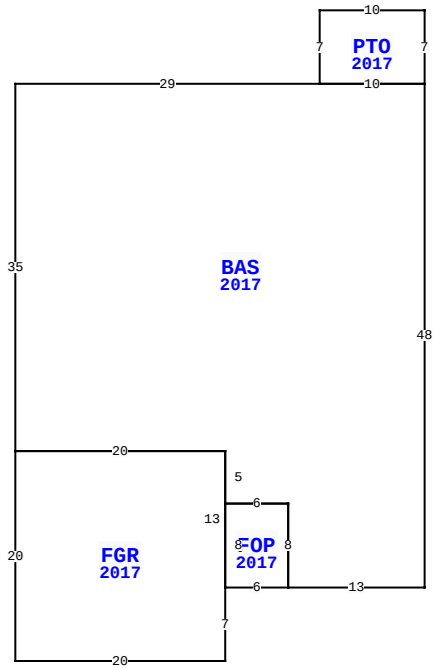
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4144.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	2017	1,564	169,913
FGR	400	55	2017	220	23,901
FOP	48	30	2017	14	1,521
PTO	70	5	2017	4	435
TOTALS	2,082			1,802	195,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,802	112.0000	112.00	201,824	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 0 Heated Area: 1564 HX Base Yr



95174 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	195,769
TOTAL MARKET OB/XF VALUE	3,734
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	284,503
SOH/AGL Deduction	0
ASSESSED VALUE	284,503
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	284,503
TOTAL JUST VALUE	284,503
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	275,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006546	CO ISSUED	0	07/21/2017
17002883	NEW CONSTR	196,855	04/04/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2488/0574	8/09/2021	PR	U	I	19	100
GRANTOR: FORDHAM BOBBY R ET AL						
GRANTEE: FORDHAM BOBBY R ET						
2317/1340	11/08/2019	WD	Q	I	01	218,000
GRANTOR: ELKHILL DAWN TEW						
GRANTEE: FORDHAM CAROLYN						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2017] W10 S7 BAS=[YR=2017] W29 S35 FGR=[YR=2017] S20 E20 N7 FOP=[YR=2017] E6 N8 W6 S8$ N13 W20$ E20 S5 E6 S8 E13 N48 W10$ E10 N7$.

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	748.00	SF	5.20	5.20	100	2017	2017	3	96	3,734	

LAND DESCRIPTION

TOTAL OB/XF 3,734

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 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