LOT 55
IN OR 2140/1373
TIMBERLAKE PHASE 3 PBK 8/168

KIRTSEY ANDREA
95187 TIMBERLAKE DRIVE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0100-0055-0000

BUILDING CHARACTERISTICS

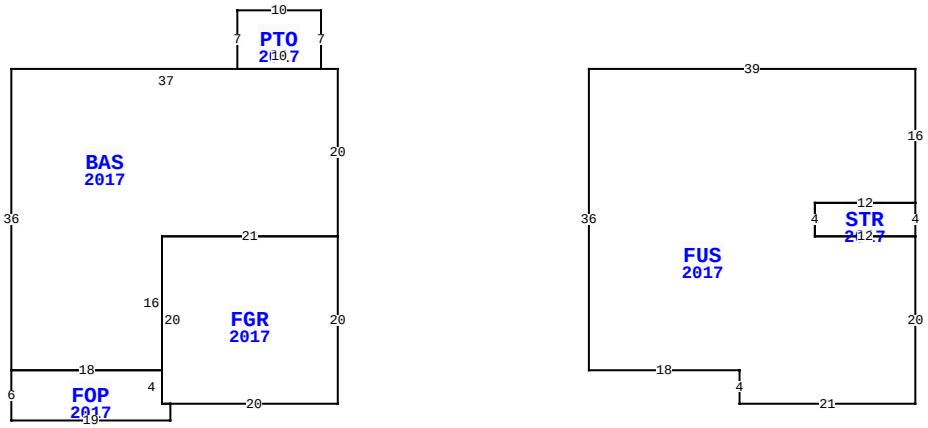
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	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	110	30	2017	33	3,349
FUS	1,440	100	2017	1,440	146,162
PTO	70	5	2017	4	406
STR	48	10	2017	5	507
TOTALS	3,156			2,781	282,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,781	104.6400	104.64	291,004	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2508 HX Base Yr 2018



95187 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		282,274
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		370,179
SOH/AGL Deduction		127,975
ASSESSED VALUE		242,204
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		191,482
TOTAL JUST VALUE		370,179
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006647	CO ISSUED	0	07/25/2017
17002889	NEW CONSTR	308,141	04/04/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2140/1373	8/15/2017	SW	Q	I	01	230,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: KIRTSEY ANDREA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W2 PTO=[YR=2017] N7 W10 S7 E10$ W37 S36 FOP=[YR=2017] S6 E19 N2 FGR=[YR=2017] E20 N20 W21 S20 E1 $ W1 N4 W18$ E18 N16 E21 N20$ PTR=[YR=2017] E30 FUS=[YR=2017] E39 S16 STR=[YR=2017] S4 W12 N4 E12$ W12 S4 E12 S20 W21 N4 W18 N36$ 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	100	0	0	582.00	SF	5.20	5.20	100	2017	2017	3	96	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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	000134	C	RES POND	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 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS