



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1																														
Exterior Wall	10	ABOVE AVG 100	0100	01	2,115	106.8200	106.82	225,924	2017	2017	0	0	0	3.00	97.00	VALUATION SUMMARY																														
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2020												Heated Area: 1856																															
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2020																															
Interior Wall	05	DRYWALL 100																																												
Interior Floor	14	CARPET 70																																												
Interior Floor	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	440	5	2017	22	2,280																																									
TOTALS	2,736			2,115	219,146																																									
EXTRA FEATURES						95183 TIMBERLAKE DR, FERNANDINA BEACH												BLD DATE		LGL DATE		04/23/2025 MLU																								
																		XF DATE		LAND DATE																										
																		INC DATE		AG DATE																										
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	544.00	SF	5.20	5.20	100	2017	2017	3	96	2,716																														
2	0911	SCRN RM A	0	100	22	20	440.00	SF	17.50	17.50	100	2018	2018	3	78	6,006																														
3	0462	ST/AL FNC	0	100	114	0	456.00	SF	10.00	10.00	100	2017	2017	3	81	3,694																														
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270																														
5	0476	VF 6 SBPL	0	100	0	0	130.00	LF	32.00	32.00	100	2017	2017	3	90	3,744																														
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270																														