LOT 57
TIMBERLAKE PHASE 3 PBK 8/168

FKH SFR PROPCO I LP
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

2025

29-2N-28-0100-0057-0000

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		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

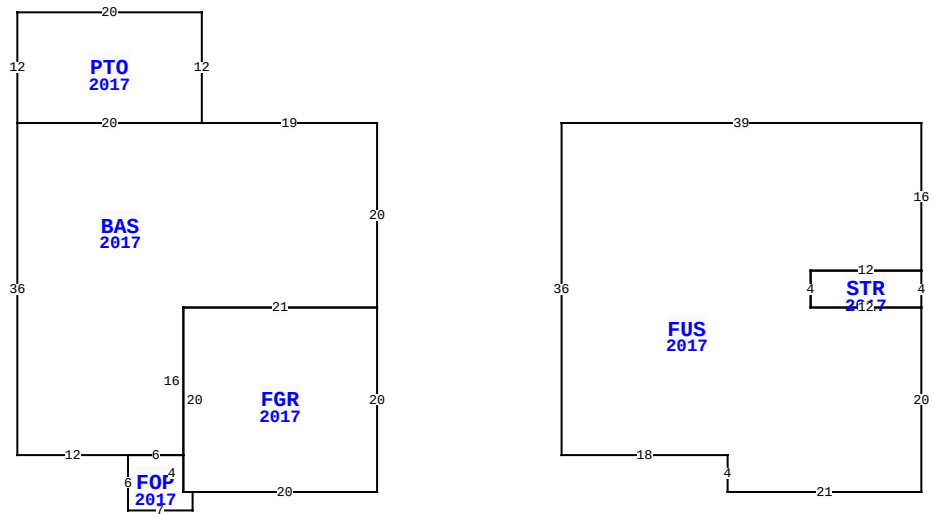
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4144.00

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	38	30	2017	11	1,116
FUS	1,440	100	2017	1,440	146,162
PTO	240	5	2017	12	1,218
STR	48	10	2017	5	507
TOTALS	3,254			2,767	280,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,767	104.6400	104.64	289,539	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2508 HX Base Yr



95179 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	280,853
TOTAL MARKET OB/XF VALUE	5,926
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	371,779
SOH/AGL Deduction	0
ASSESSED VALUE	371,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	371,779
TOTAL JUST VALUE	371,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	362,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006653	CO ISSUED	0	07/25/2017
17002537	NEW CONSTR	306,505	03/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2526/1441	1/03/2022	WD	Q	I	01	476,000
GRANTOR: STEWART DANIEL J & MI						
GRANTEE: FKH SFR PROP CO I L						
2147/1065	9/22/2017	SW	Q	I	02	224,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: STEWART DANIEL J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W19 PTO=[YR=2017] N12 W20 S12 E20$ W20 S36 E12 FOP=[YR=2017] S6E7 N2 FGR=[YR=2017] E20 N20 W21 S20E1$ W1 N4 W6$ E6 N16 E21 N20$ PTR=[YR=2017] E20 FUS=[YR=2017] E39 S16 STR=[YR=2017] S4 W12 N4 E12$ W12 S4E12 S20 W21 N4 W18 N36$ 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	0	0	0	575.00	SF	5.20	5.20	100	2017	2017	3	96	2,870	
2	0462	ST/AL FNC	0	0	86	0	344.00	SF	10.00	10.00	100	2017	2017	3	81	2,786	
3	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	

LAND DESCRIPTION

TOTAL OB/XF 5,926

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	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 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