LOT 62
TIMBERLAKE PHASE 3 PBK 8/168

OMAN GEORGIANNE M L/E/
95159 TIMBERLAKE DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0100-0062-0000

BUILDING CHARACTERISTICS

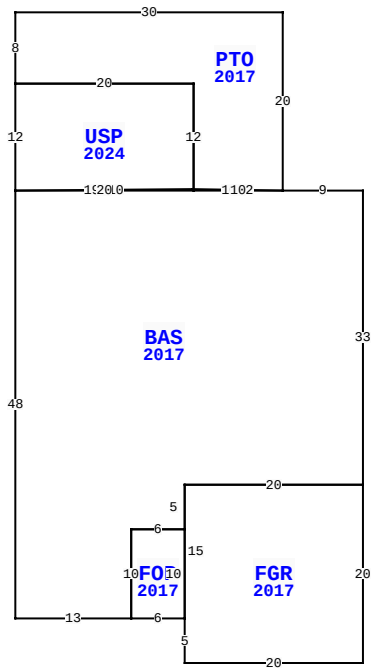
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,515	100	2017	1,515	161,651
FGR	400	55	2017	220	23,474
FOP	60	30	2017	18	1,921
PTO	360	5	2017	18	1,921
USP	240	30	2024	72	7,682
TOTALS	2,575			1,843	196,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,843	110.0000	110.00	202,730	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1515 HX Base Yr 2023



95159 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		196,648
TOTAL MARKET OB/XF VALUE		4,740
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		286,388
SOH/AGL Deduction		2,102
ASSESSED VALUE		284,286
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		178,564
TOTAL JUST VALUE		286,388
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001543	ADDITION	7,977	02/03/2023
17001468	NEW CONSTR	196,684	02/23/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2551/0439	3/29/2022	LE	U	I	11	100
GRANTOR: OMAN GEORGIANNE M						
GRANTEE: CASA JESSICA D & RO						
2423/0082	1/04/2021	WD	Q	I	01	229,000
GRANTOR: LONGO JOSEPH R & PATR						
GRANTEE: OMAN GEORGIANNE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W9 U0.2L10.2 D0.2L19.10 S48 E13 N10 E6 N5 E20 N33 $
PTO=[YR=2017;ORIG=-9,0] N20 W30 S8 E20 S12 E10 $
FGR=[YR=2017;ORIG=-20,48] S5 E20 N20 W20 S15 $
FOP=[YR=2017;ORIG=-26,48] E6 N10 W6 S10 $
USP=[YR=2024;ORIG=-39,-12] E20 S12 W20 N12 $
.

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	607.00	SF	5.20	5.20	100	2017	2017	3	96	3,030	
2	0476	VF 6 SBPL	0	100	0	0	50.00	LF	32.00	32.00	100	2017	2017	3	90	1,440	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	

LAND DESCRIPTION

TOTAL OB/XF 4,740

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	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 07/31/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS