LOT 64
TIMBERLAKE PHASE 1 PBK 8/95

HART JORDAN ANDREW & JORDAN N
95021 CHESWICK OAKS DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0100-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

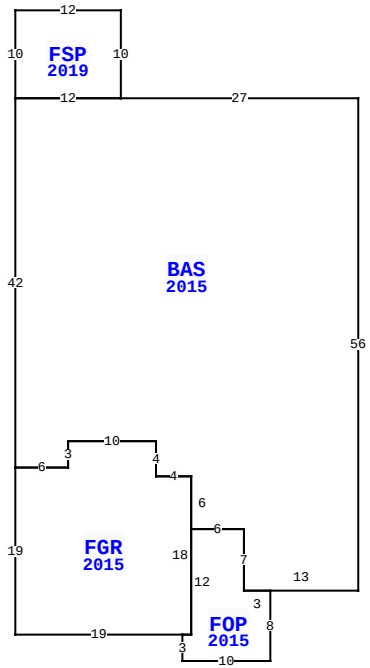
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,836	100	2015	1,836	196,957
FGR	406	55	2015	223	23,922
FOP	117	30	2015	35	3,754
FSP	120	40	2019	48	5,149
TOTALS	2,479			2,142	229,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,142	111.9160	111.92	239,733	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 0% - 2024 Heated Area: 1836 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

95021 CHESWICK OAKS DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	229,784
TOTAL MARKET OB/XF VALUE	5,658
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	320,442
SOH/AGL Deduction	0
ASSESSED VALUE	320,442
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	320,442
TOTAL JUST VALUE	320,442
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240012191	16X10 COMPOSITE R	5,188	10/30/2024
B1530447	CO ISSUED	0	10/01/2015
B1530477	NEW CONSTR	224,688	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2792/410	6/02/2025	WD	Q	I	01	399,000
GRANTOR: TEMPLIN RICKEY GENE						
GRANTEE: HART JORDAN ANDREW						
2685/366	12/15/2023	WD	Q	I	01	371,000
GRANTOR: MARTIN ROBERT T & LIN						
GRANTEE: TEMPLIN RICKEY GENE						

BUILDING NOTES

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	0810	CONCRETE A	0	0	9	3	27.00	SF	6.50	6.50	100	2015	2015	3	95	167	
2	0811	CONCRETE B	0	0	0	0	625.00	SF	5.20	5.20	100	2015	2015	3	95	3,088	
3	0476	VF 6 SBPL	0	0	0	0	75.00	LF	32.00	32.00	100	2016	2016	3	89	2,136	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

BUILDING DIMENSIONS

BAS=[YR=2015] W27 FSP=[YR=2019] N10 W12 S10 E12$ W12 S42 FGR=[YR=2015] S19 E19 FOP=[YR=2015] S3 E10 N8 W3 N7 W6 S12 W1$ E1 N18 W4 N4 W10 S3 W6$ E6 N3 E10 S4 E4 S6 E6 S7 E13 N56$.

LAND DESCRIPTION

TOTAL OB/XF 5,658

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 07/09/2025 BY WW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS