LOT 66
IN OR 2012/1429
TIMBERLAKE PHASE 1 PBK 8/95

MARTIN BRADLEY D & JENNA M
95017 CHESWICK OAKS DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0100-0066-0000

BUILDING CHARACTERISTICS

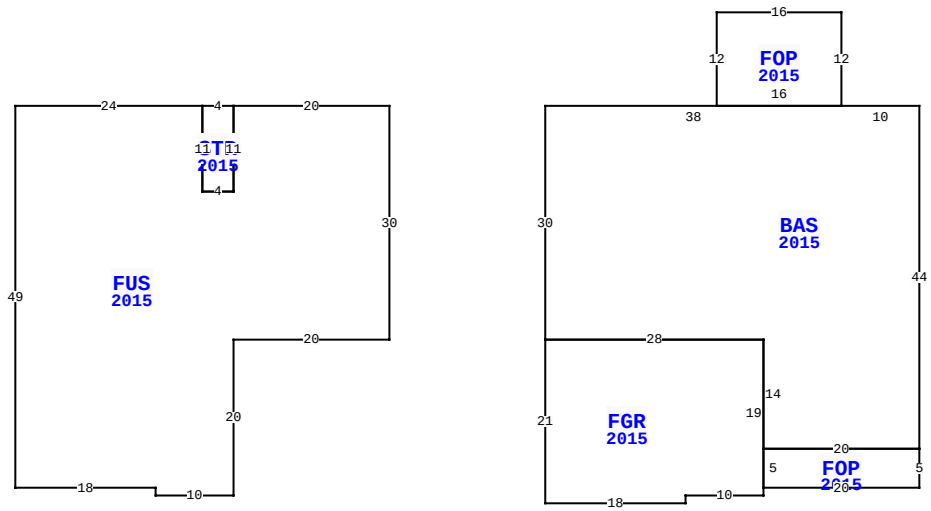
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,720	100	2015	1,720	161,334
FGR	578	55	2015	318	29,828
FOP	100	30	2015	30	2,814
FOP	192	30	2015	58	5,440
FUS	1,938	100	2015	1,938	181,782
STR	44	10	2015	4	375
TOTALS	4,572			4,068	381,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,068	97.8560	97.86	398,094	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2016 Heated Area: 3658 HX Base Yr 2016



95017 CHESWICK OAKS 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		381,573
TOTAL MARKET OB/XF VALUE		11,105
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		477,678
SOH/AGL Deduction		159,301
ASSESSED VALUE		318,377
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		267,655
TOTAL JUST VALUE		477,678
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		468,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530648	CO ISSUED	0	10/29/2015
B1530648	NEW CONSTR	446,093	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2012/1429	11/03/2015	SW	Q	I	02	329,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MARTIN BRADLEY D &						
1985/1794	6/12/2015	SW	Q	V	05	404,300
GRANTOR: JP TIMBER LAKES LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W10 FOP=[YR=2015] N12 W16 S12 E16$ W38 S30 FGR=[YR=2015] S21 E18 N1 E10 N1 FOP=[YR=2015] E20 N5 W20 S5$ N19 W28$ E28 S14 E20 N44$ PTR = W68 FUS=[YR=2015] W20 STR=[YR=2015] W4 S11 E4 N11$ S11 W4 N11 W24 S49 E18 S1 E10 N20 E20 N30$ E68$.

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	100	9	3	27.00	SF	6.50	6.50	100	2015	2015	3	95	167	
2	0811	CONCRETE B	0	100	0	0	897.00	SF	5.20	5.20	100	2015	2015	3	95	4,431	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	1,920	
4	0462	ST/AL FNC	0	100	66	0	264.00	SF	10.00	10.00	100	2016	2016	3	78	2,059	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
6	0476	VF 6 SBPL	0	100	0	0	70.00	LF	32.00	32.00	100	2016	2016	3	89	1,994	
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

LAND DESCRIPTION

TOTAL OB/XF 11,105

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 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