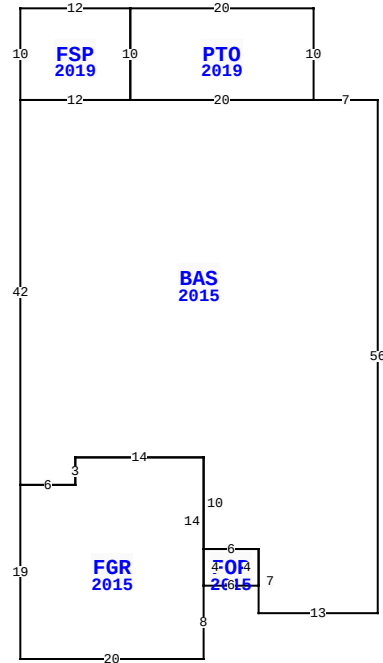


SHERWOOD KEITH C & CATHY J L/E/
95011 CHESWICK OAKS DR
FERNANDINA BEACH, FL 32034

29-2N-28-0100-0068-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		VALUATION SUMMARY										PAGE 1 of 1																			
Exterior Wall	10	ABOVE AVG 70		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY				STANDARD												
Exterior Wall	16	WD FR STUC 30		0100	01	2,117	110.6420	110.64	234,225	2015	2015	0	0	0	4.15	95.85	Tax Group: 4				Tax Dist:												
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2024										Heated Area: 1820										HX Base Yr 2024									
Roof Cover	03	COMP SHNGL 100												BUILDING MARKET VALUE										224,505									
Interior Wall	05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										7,870									
Interior Floo	14	CARPET 70												TOTAL LAND VALUE - MARKET										85,000									
Interior Floo	11	CLAY TILE 30												TOTAL MARKET VALUE										317,375									
Air Condition	03	CENTRAL 100												SOH/AGL Deduction										162,245									
Heating Type	04	AIR DUCTED 100												ASSESSED VALUE										155,130									
Bedrooms	4	100												TOTAL EXEMPTION VALUE										SX HX HB 100,722									
Bathrooms	2	100												BASE TAXABLE VALUE										54,408									
Frame	02	WOOD FRAME 100												TOTAL JUST VALUE										317,375									
Stories	1.	1. 100												NCON VALUE										0									
Units	0	100		INCOME VALUE																													
Occupancy	00	NONE 100		PREVIOUS YEAR MKT VALUE										308,109																			
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	1,820	100	2015	1,820	193,008																												
FGR	422	55	2015	232	24,603																												
FOP	24	30	2015	7	742																												
FSP	120	40	2019	48	5,091																												
PTO	200	5	2019	10	1,060																												
TOTALS		2,586			2,117	224,505																											
EXTRA FEATURES		95011 CHESWICK OAKS DR, FERNANDINA BEACH										BLD DATE										LGL 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	04/23/2025 MLU																
1	0810	CONCRETE A	0	100	14	3		42.00	SF	6.50		6.50	100	2015	2015	3	95	259															
2	0811	CONCRETE B	0	100	0	0		558.00	SF	5.20		5.20	100	2015	2015	3	95	2,757															
3	0462	ST/AL FNC	0	100	70	4		280.00	SF	10.00		10.00	100	2016	2016	3	78	2,184															
4	0463	FENCE GATE	0	100	0	0		1.00	UT	300.00		300.00	100	2016	2016	3	89	267															
5	0476	VF 6 SBPL	0	100	0	0		75.00	LF	32.00		32.00	100	2016	2016	3	89	2,136															
6	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										7,870																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																		