

HOLMES JOHN A & SANDRA R
95005 CHESWICK OAKS DR
FERNANDINA BEACH, FL 32034

29-2N-28-0100-0070-0000

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 70			
Interior Floo	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		4 100			
Frame Stories	02	WOOD FRAME 100			
Units	1.5	1.5 100			
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	2,330	100	2015	2,330	234,028
FGR	580	55	2015	319	32,041
FOP	30	30	2015	9	904
FSP	210	40	2019	84	8,437
FUS	560	100	2015	560	56,247
TOTALS	3,710			3,302	331,657

EXTRA FEATURES																
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
1	0810	CONCRETE A	0 100	0	0	908.00	SF	6.50	6.50	100	2015	2015	3	95	5,607	
2	0810	CONCRETE A	0 100	0	0	30.00	SF	6.50	6.50	100	2015	2015	3	95	185	
3	0462	ST/AL FNC	0 100	73	0	292.00	SF	10.00	10.00	100	2016	2016	3	78	2,278	
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	85.00	LF	32.00	32.00	100	2016	2016	3	89	2,421	
6	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
7	0911	SCRN RM A	0 100	42	21	882.00	SF	17.50	17.50	100	2022	2022	3	93	14,355	
8	0861	POOL GUNIT	0 100	28	12	336.00	SF	85.00	85.00	100	2022	2022	3	95	27,132	
9	0855	CONC PAVER	0 100	0	0	546.00	SF	10.00	10.00	100	2022	2022	3	99	5,405	
10	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,302	104.7880	104.79	346,017	2015	2015	0	0	4.15	95.85

1 SINGLE FAM - 100% - 2017 Heated Area: 2890 HX Base Yr 2017

The diagram shows three building footprints on a lot. The largest footprint is labeled 'BAS 2015' and has dimensions 29x29. To its right is a smaller footprint labeled 'FGR 2015' with dimensions 12x17. Further right is another footprint labeled 'FUS 2015' with dimensions 28x20. The overall lot dimensions are indicated as 46x66.

NASSAU COUNTY PROPERTY

VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	331,657		
TOTAL MARKET OB/XF VALUE	59,777		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	476,434		
SOH/AGL Deduction	138,086		
ASSESSED VALUE	338,348		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	287,626		
TOTAL JUST VALUE	476,434		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	469,066		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000406	SCRN ENCLSR	8,500	01/07/2022
21015194	SWIM POOL	50,745	11/03/2021
B1530153	NEW CONSTR	360,644	03/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1989/1297	6/30/2015	SW	Q	I	01	264,000

GRANTOR:D R HORTON INC-JACKSO
GRANTEE:HOLMES JOHN A & SAN
1967/1815 3/12/2015 SW Q V 05 230,500
GRANTOR:JP TIMBER LAKES LLC
GRANTEE:D R HORTON INC-JACK

BUILDING NOTES	
BAS=[YR=2015] W16 FSP=[YR=2019] W15 S14 E15 N14\$ S14 W15 N14 W17 S46 FGR=[YR=2015] S20 E29 N3 FOP=[YR=2015] E6 N5 W6 S5\$ N17 W29\$ E29 S12 E6 S8 E13 N66\$ PTR=E15 FUS=[YR=2015] E20 S28 W20 N28\$ W15\$.	

LAND DESCRIPTION

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							