LOT 99
TIMBERLAKE PHASE 2 PBK 8/147

DORCO ENTERPRISES LLC
911 SOUTH 8TH STREET
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0100-0099-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

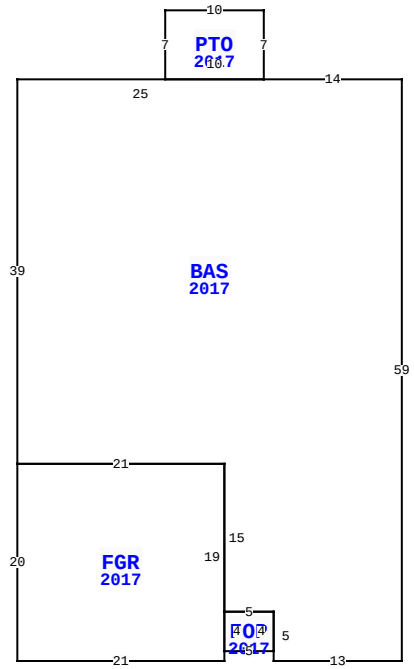
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,856	100	2017	1,856	195,839
FGR	420	55	2017	231	24,374
FOP	20	30	2017	6	633
PTO	70	5	2017	4	422
TOTALS	2,366			2,097	221,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,097	108.7800	108.78	228,112	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1856 HX Base Yr



95327 MISTWOOD CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	221,269
TOTAL MARKET OB/XF VALUE	3,070
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	309,339
SOH/AGL Deduction	0
ASSESSED VALUE	309,339
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	309,339
TOTAL JUST VALUE	309,339
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633090	CO ISSUED	0	02/24/2017
B1633090	NEW CONSTR	230,285	09/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2634/92	4/27/2023	WD	Q	I	01	372,000
GRANTOR: RICHIE TYLER J & MADI						
GRANTEE: DORCO ENTERPRISES L						
2402/0853	10/22/2020	WD	Q	I	01	254,900
GRANTOR: POE TIMOTHY E & ALYSS						
GRANTEE: RICHIE TYLER J & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 PTO=[YR=2017] N7 W10 S7 E10$ W25 S39
FGR=[YR=2017] S20 E21 N1 FOP=[YR=2017] E5 N4 W5 S4$ N19
W21$ E21 S15 E5 S5 E13 N59 $.

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	0	0	0	615.00	SF	5.20	5.20	100	2017	2017	3	96	3,070	

LAND DESCRIPTION

TOTAL OB/XF 3,070

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 05/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS