LOT 100
TIMBERLAKE PHASE 2 PBK 8/147

PAVELOCK CHRISTINE T
95321 MISTWOOD CT
FERNANDINA BEACH, FL 32034

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

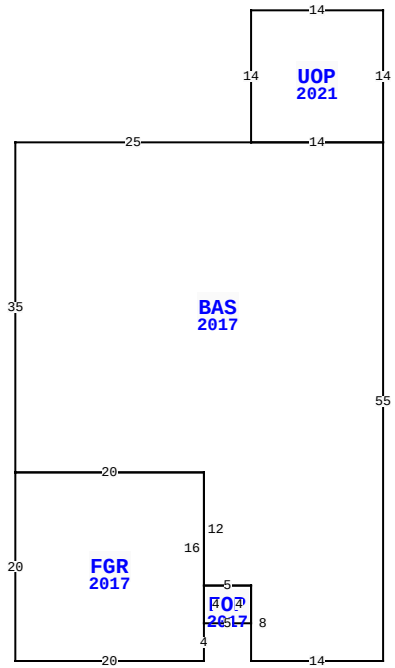
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4144.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,705	100	2017	1,705	178,285
FGR	400	55	2017	220	23,005
FOP	20	30	2017	6	628
UOP	196	20	2021	39	4,078
TOTALS	2,321			1,970	205,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,970	107.8000	107.80	212,366	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1705 HX Base Yr



95321 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	205,995
TOTAL MARKET OB/XF VALUE	5,786
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	296,781
SOH/AGL Deduction	0
ASSESSED VALUE	296,781
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,781
TOTAL JUST VALUE	296,781
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004157	CO ISSUED	0	05/10/2017
B1633054	NEW CONSTR	211,833	09/16/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2695/687	2/16/2024	WD	Q	I	01	330,000
GRANTOR: NAPIERAJ ANDREW J						
GRANTEE: PAVELOCK CHRISTINE						
2491/1096	8/27/2021	WD	Q	I	01	270,000
GRANTOR: BECKNELL JESSICA LEE						
GRANTEE: NAPIERAJ ANDREW J						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2021] W14 S14 BAS=[YR=2017] W25 S35 FGR=[YR=2017] S20 E20 N4 FOP=[YR=2017] E5 N4 W5 S4$ N16 W20$ E20 S12 E5 S8 E14 N55 W14$ E14 N14$.

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	573.00	SF	5.20	5.20	100	2017	2017	3	96	2,860	
2	0476	VF 6 SBPL	0	0	0	0	90.00	LF	32.00	32.00	100	2018	2018	3	92	2,650	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 5,786

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 07/05/2022 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS