LOT 101
TIMBERLAKE PHASE 2 PBK 8/147

RESIDENTIAL HOME BUYER JACKSONVILLE LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2025

29-2N-28-0100-0101-0000

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 60
Interior Floo	08	SHT VINYL 40
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

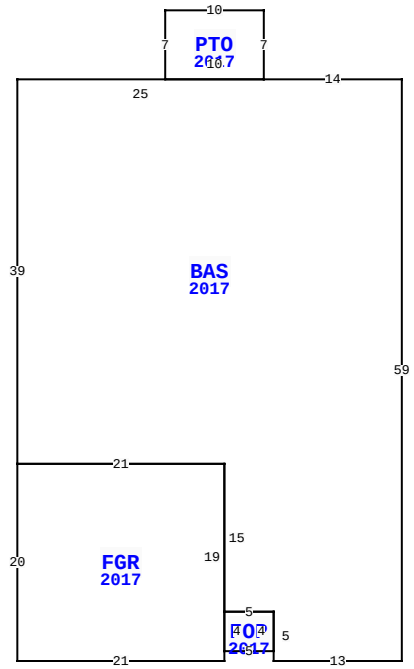
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4144.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2017	1,856	192,310
FGR	420	55	2017	231	23,935
FOP	20	30	2017	6	622
PTO	70	5	2017	4	414
TOTALS	2,366			2,097	217,282

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	106.8200	106.82	224,002	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1856 HX Base Yr



95315 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	217,282
TOTAL MARKET OB/XF VALUE	5,282
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	307,564
SOH/AGL Deduction	0
ASSESSED VALUE	307,564
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	307,564
TOTAL JUST VALUE	307,564
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	298,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633053	CO ISSUED	0	02/17/2017
B1633053	NEW CONSTR	230,285	09/16/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/0331	9/29/2022	WD	U	I	37	376,200
GRANTOR: OP GOLD LLC						
GRANTEE: RESIDENTIAL HOME BU						
2572/0664	6/22/2022	WD	Q	I	01	402,000
GRANTOR: CUSHMAN JENNIFER & PA						
GRANTEE: OP GOLD LLC						

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	531.00	SF	5.20	5.20	100	2017	2017	3	96	2,651	
2	0476	VF 6 SBPL	0	0	0	0	80.00	LF	32.00	32.00	100	2018	2018	3	92	2,355	
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 5,282

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