LOT 102
TIMBERLAKE PHASE 2 PBK 8/147

HURET DOMINIQUE & LISA
95309 MISTWOOD COURT
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0100-0102-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

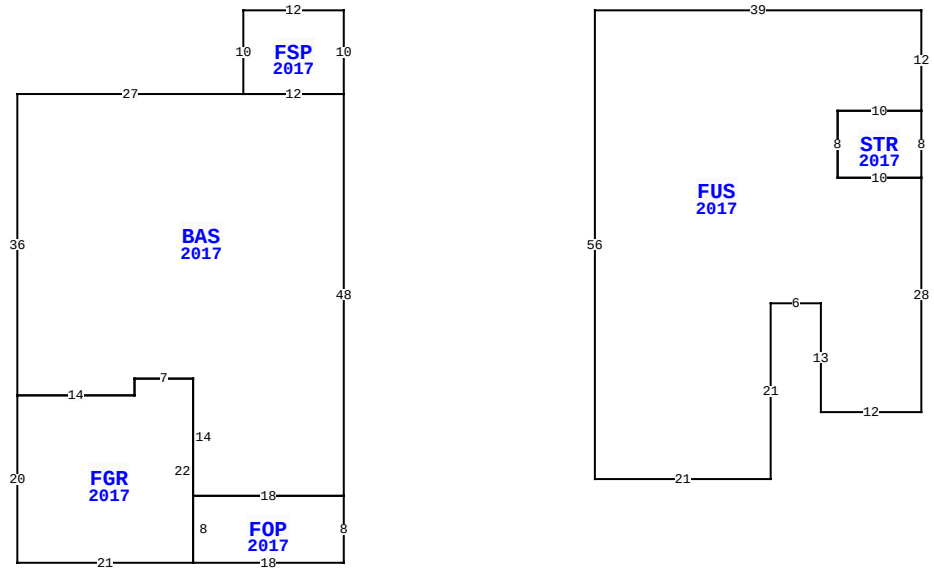
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4144.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,606	100	2017	1,606	160,533
FGR	434	55	2017	239	23,890
FOP	144	30	2017	43	4,298
FSP	120	40	2017	48	4,798
FUS	1,882	100	2017	1,882	188,122
STR	80	10	2017	8	799
TOTALS	4,266			3,826	382,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,826	103.0500	103.05	394,269	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 2025 Heated Area: 3488 HX Base Yr



95309 MISTWOOD CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	382,441
TOTAL MARKET OB/XF VALUE	14,768
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	482,209
SOH/AGL Deduction	0
ASSESSED VALUE	482,209
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	482,209
TOTAL JUST VALUE	482,209
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	473,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004156	CO ISSUED	0	05/10/2017
B1633256	NEW CONSTR	418,363	10/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2780/546	3/31/2025	WD	Q	I	02	570,000
GRANTOR: GRACE PATRICK M & SAR						
GRANTEE: HURET DOMINIQUE & L						
2120/0819	5/12/2017	SW	Q	I	01	345,800
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GRACE PATRICK M & S						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W12 S10 BAS=[YR=2017] W27 S36 FGR=[YR=2017] S20 E21 FOP=[YR=2017] E18 N8 W18 S8$ N22 W7 S2 W14$ E14 N2 E7 S14 E18 N48 W12$ E12 N10$ PTR=[YR=2017] E 30 FUS=[YR=2017] E39 S12 STR=[YR=2017] S8 W10 N8 E10 $ W10 S8 E10 S28 W12 N13 W6 S21 W21 N56$ W30$.

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	579.00	SF	5.20	5.20	100	2017	2017	3	96	2,890	
2	0476	VF 6 SBPL	0	0	0	0	175.00	LF	32.00	32.00	100	2018	2018	3	92	5,152	
3	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	
4	0855	CONC PAVER	0	0	0	0	630.00	SF	10.00	10.00	100	2020	2020	3	98	6,174	

LAND DESCRIPTION

TOTAL OB/XF 14,768

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