LOT 105
TIMBERLAKE PHASE 2 PBK 8/147

EUDY CLARK & HEATHER DEAN
95306 MISTWOOD CT
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0100-0105-0000

BUILDING CHARACTERISTICS

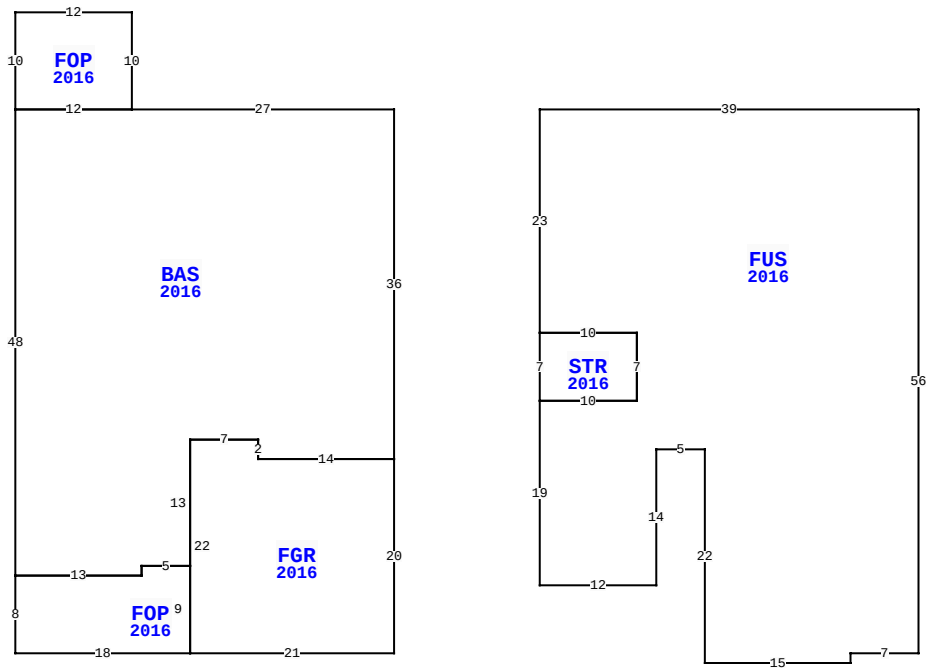
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,601	100	2016	1,601	146,466
FGR	434	55	2016	239	21,865
FOP	120	30	2016	36	3,293
FOP	149	30	2016	45	4,117
FUS	1,940	100	2016	1,940	177,480
STR	70	10	2016	7	641
TOTALS	4,314			3,868	353,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,868	94.9500	94.95	367,267	2016	2016	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2023 Heated Area: 3541 HX Base Yr 2023



95306 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		353,862
TOTAL MARKET OB/XF VALUE		13,051
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		451,913
SOH/AGL Deduction		0
ASSESSED VALUE		451,913
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		396,191
TOTAL JUST VALUE		451,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632314	CO ISSUED	0	12/30/2016
B1632314	NEW CONSTR	420,617	05/16/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2599/1664	10/25/2022	WD	Q	I	01	475,000
GRANTOR: DEGGES NATHANIAL						
GRANTEE: EUDY CLARK & HEAHTE						
2433/0322	1/29/2021	WD	Q	I	01	390,000
GRANTOR: TURNER RYAN B & CATHE						
GRANTEE: DEGGES NATHANIAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W27 FOP=[YR=2016] N10 W12 S10 E12$ W12 S48 FOP=[YR=2016] S8 E18 FGR=[YR=2016] E21 N20 W14 N2 W7 S22$ N9 W5 S1 W13$ E13 N1 E5 N13 E7 S2 E14 N36$ PTR=E15 FUS=[YR=2016] E39 S56 W7 S1 W15 N22 W5 S14 W12 N19 STR=[YR=2016] N7 E10 S7 W10$ E10 N7 W10 N23$ W15$.

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	100	0	0	517.00	SF	5.20	5.20	100	2016	2016	3	95	2,554	
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2016	2016	3	95	148	
3	0476	VF 6 SBPL	0	100	0	0	354.00	LF	32.00	32.00	100	2016	2016	3	89	10,082	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

LAND DESCRIPTION

TOTAL OB/XF 13,051

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/11/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS