LOT 106
TIMBERLAKE PHASE 2 PBK 8/147

GRANIERI JOSEPH B/LEVY JULIA
95312 MISTWOOD CT
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0100-0106-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

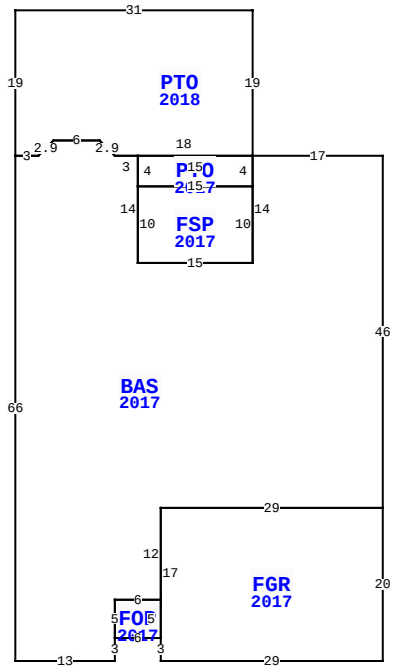
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4144.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,346	100	2017	2,346	253,194
FGR	580	55	2017	319	34,428
FOP	30	30	2017	9	972
FSP	150	40	2017	60	6,475
PTO	60	5	2017	3	324
PTO	573	5	2018	29	3,129
TOTALS	3,739			2,766	298,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,766	111.8400	111.84	309,349	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2346 HX Base Yr 2021



95312 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		298,522
TOTAL MARKET OB/XF VALUE		12,833
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		396,355
SOH/AGL Deduction		111,554
ASSESSED VALUE		284,801
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		234,079
TOTAL JUST VALUE		396,355
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1804369	SCRN ROOM	14,053	07/01/2018
B1632316	NEW CONSTR	294,466	05/16/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2402/1785	10/15/2020	WD	Q	I	01	345,000
GRANTOR: DARMODY GERARD P & DI						
GRANTEE: GRANIERI JOSEPH B &						
2094/1340	1/13/2017	SW	Q	I	01	275,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DARMODY GERARD P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W17 PTO=[YR=2018] N19 W31 S19 E3 U2 R2 E6 D2 R2 E18$ PTO=[YR=2017] W15 S4 FSP=[YR=2017] S10 E15 N10 W15$ E15 N4$ S14 W15 N14 W3 U2 L2 W6 D2 L2 W3 S66 E13 N3 FOP=[YR=2017] E6FGR=[YR=2017] S3 E29 N20 W29 S17$ N5W6 S5$ N5 E6 N12 E29 N46$.

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	812.00	SF	5.20	5.20	100	2017	2017	3	96	4,054	
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	2017	2017	3	96	187	
3	0911	SCRN RM A	0	100	31	19	589.00	SF	17.50	17.50	100	2018	2018	3	78	8,040	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	

LAND DESCRIPTION

TOTAL OB/XF 12,833

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 03/12/2019 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS