LOT 107
TIMBERLAKE PHASE 2 PBK 8/147

HOUSTON SAMUEL D
95318 MISTWOOD COURT
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0100-0107-0000

BUILDING CHARACTERISTICS

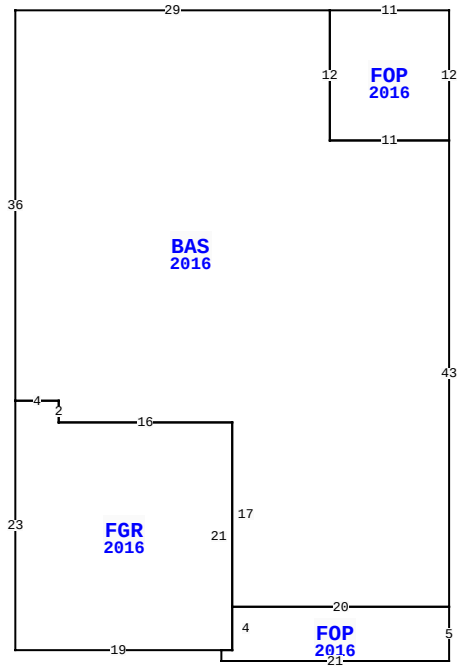
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,720	100	2016	1,720	184,454
FGR	428	55	2016	235	25,202
FOP	101	30	2016	30	3,217
FOP	132	30	2016	40	4,289
TOTALS	2,381			2,025	217,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,025	111.1320	111.13	225,038	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1720 HX Base Yr 2022



95318 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		217,162
TOTAL MARKET OB/XF VALUE		6,283
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		308,445
SOH/AGL Deduction		34,884
ASSESSED VALUE		273,561
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		222,839
TOTAL JUST VALUE		308,445
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632162	CO ISSUED	0	12/27/2016
B1632162	NEW CONSTR	216,121	04/25/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2518/1755	12/02/2021	WD	U	I	11	100
GRANTOR: BRIGHTWATERS PROJECT						
GRANTEE: HOUSTON SAMUEL D						
2291/0892	7/18/2019	WD	Q	I	01	230,000
GRANTOR: JUDD CHRIS T						
GRANTEE: BRIGHTWATERS PROJEC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W11 BAS=[YR=2016] W29 S36 FGR=[YR=2016] S23 E19 FOP=[YR=2016] S1 E21 N5 W20 S4 W1$ E1 N21 W16 N2 W4 $ E4 S2 E16 S17 E20 N43 W11 N12$ S12 E11 N12$.

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	1,238.00	SF	5.20	5.20	100	2016	2016	3	95	6,116	
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2016	2016	3	95	167	

LAND DESCRIPTION

TOTAL OB/XF 6,283

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