

LOT 114
IN OR 2020/1268
TIMBERLAKE PHASE 1 PBK 8/95

OLSEN ALFRED/LEE BETTY
95000 CHESWICK OAKS DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0100-0114-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
BAS	1,923	100
FGR	441	55
FOP	15	30
FOP	87	30
TOTALS	2,466	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,196	113.1900	113.19	248,565	2015	2015	0	0	0	4.15	95.85	

1 SINGLE FAM - 0% - 0

Heated Area: 1923

HX Base Yr

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			238,250
TOTAL MARKET OB/XF VALUE			3,128
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			326,378
SOH/AGL Deduction			25,113
ASSESSED VALUE			301,265
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			301,265
TOTAL JUST VALUE			326,378
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			317,028
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD SALE PRICE
2020/1268	12/23/2015	SW Q I 01	209,000
GRANTOR: D R HORTON INC-JACKSO			
GRANTEE: OLSEN ALFRED & BETT			
1978/0266	4/01/2015	SW Q V 05	758,500
GRANTOR: JP TIMBER LAKES LLC			
GRANTEE: D R HORTON INC-JACK			

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0	0	0	0	577.00	SF	5.20	5.20	100	2015	2015
2	0810	CONCRETE A	0	0	0	0	45.00	SF	6.50	6.50	100	2015	2015

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2015] W12 FOP=[YR=2015] W11 S8 E10 U2 R1 N6\$ S6 D2 L1 W10 N8 W16 S45 FGR=[YR=2015] S21 E21 N6 FOP=[YR=2015] E5 N3 W5 S3\$ N15 W21\$ E21 S12 E5 S3 E13 N60\$.													

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00