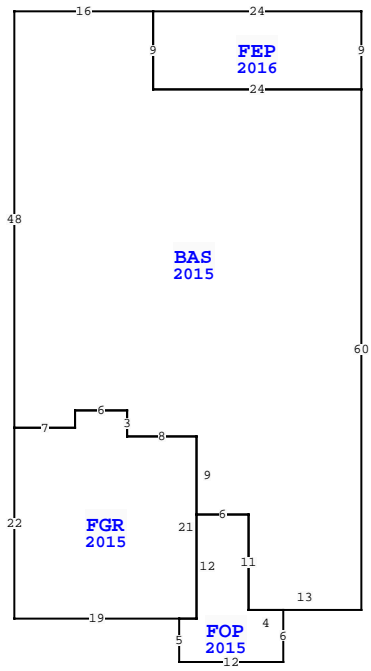


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	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
BAS	2,033	100	2015
FEP	216	80	2016
FGR	466	55	2015
FOP	136	30	2015
TOTALS	2,851		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2016 Heated Area: 2033 HX Base Yr 2016											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			260,017
TOTAL MARKET OB/XF VALUE			18,105
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			363,122
SOH/AGL Deduction			125,345
ASSESSED VALUE			237,777
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			182,055
TOTAL JUST VALUE			363,122
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			353,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633018	SUNROOM	24,783	09/01/2016
B1530155	NEW CONSTR	258,956	03/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2014/0512	11/11/2015	WD	Q	I	01	237,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GRAY LIVING TRUST						
1967/1815	3/12/2015	SW	Q	V	05	230,500
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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	685.00	SF	6.50	6.50	100	2015	2015	3	95	4,230	
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2015	2015	3	95	167	
3	0476	VF 6 SBPL	0	100	0	0	162.00	LF	32.00	32.00	100	2016	2016	3	89	4,614	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
5	0855	CONC PAVER	0	100	0	0	1,300.00	SF	7.00	7.00	100	2018	2018	3	97	8,827	

95010 CHESWICK OAKS DR, FERNANDINA BEACH

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

BUILDING NOTES	

BUILDING DIMENSIONS
FEP=[YR=2016] W24 BAS=[YR=2015] W16 S48 FGR=[YR=2015] S22 E19
FOP=[YR=2015] S5 E12 N6 W4 N11 W6 S12 W2\$ E2 N21 W8 N3 W6 S2
W7\$ E7 N2 E6 S3 E8 S9 E6 S11 E13 N60 W24 N9\$ S9 E24 N9\$.

LAND DESCRIPTION																	TOTAL OB/XF									
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	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									