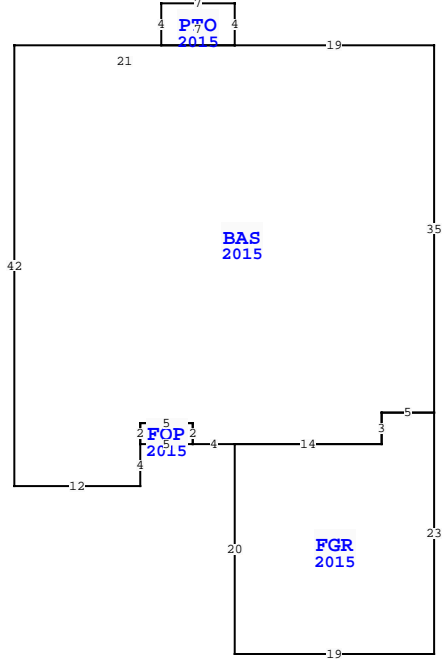


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	10	ABOVE AVG 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating 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	4144.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,543	100	2015
FGR	395	55	2015
FOP	10	30	2015
PTO	28	5	2015
TOTALS	1,976		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,764	107.9000	107.90	190,336	2015	2015	0	0	4.00	96.00	
1 SINGLE FAM - 100% - 2016 Heated Area: 1543 HX Base Yr 2016												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			182,723
TOTAL MARKET OB/XF VALUE			5,141
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			272,864
SOH/AGL Deduction			115,779
ASSESSED VALUE			157,085
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			106,363
TOTAL JUST VALUE			272,864
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			263,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530756	NEW CONSTR	191,602	07/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2006/1149	9/29/2015	SW Q	Q	I	01	159,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CARPENTER JULIA						
1988/0377	6/25/2015	SW Q	Q	V	05	220,000
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		558.00	6.50	100	2015	2015	3	95	3,446	
2	0810	CONCRETE A	0	100	0	0		93.00	6.50	100	2015	2015	3	95	574	
3	0476	VF 6 SBPL	0	100	0	0		30.00	32.00	100	2016	2016	3	89	854	
4	0470	VNYL GATE	0	100	0	0		1.00	300.00	100	2016	2016	3	89	267	

BUILDING NOTES			
95119 TIMBERLAKE DR, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=2015] W19 PTO=[YR=2015] N4 W7 S4 E7\$ W21 S42 E12 N4 FOP=[YR=2015] E5 N2 W5 S2\$ N2 E5 S2 E4 FGR=[YR=2015] S20 E19 N23 W5 S3 W14\$ E14 N3 E5 N35\$.			

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								