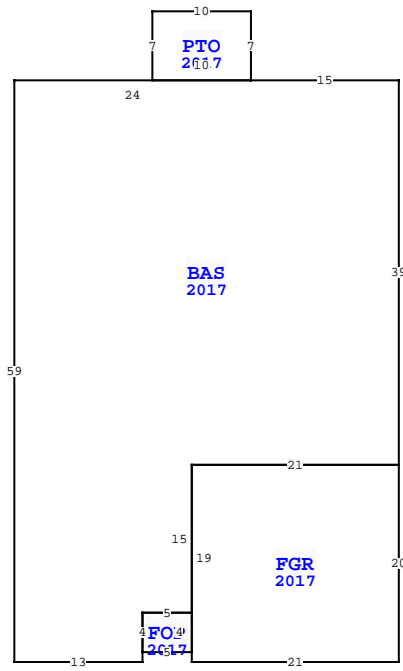




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	70
Exterior Wall	10	ABOVE AVG	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	4144.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,856	100	2017
FGR	420	55	2017
FOP	20	30	2017
PTO	70	5	2017
TOTALS	2,366		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2021		Heated Area: 1856					HX Base Yr	2021



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		213,092	
TOTAL MARKET OB/XF VALUE		3,021	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		301,113	
SOH/AGL Deduction		89,392	
ASSESSED VALUE		211,721	
TOTAL EXEMPTION VALUE	HX HB VX	55,722	
BASE TAXABLE VALUE		155,999	
TOTAL JUST VALUE		301,113	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		291,711	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632833	CO ISSUED	0	02/03/2017
B1632833	NEW CONSTR	230,285	08/12/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2392/0338	9/08/2020	WD Q	Q	I	01	248,000
GRANTOR: WELLING LEVI & MARILO						
GRANTEE: SWARINGEN GREGORY B						
2099/0478	2/03/2017	SW Q	Q	I	01	182,400
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: WELLING LEVI & MARI						

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	0811	CONCRETE B	0	100	0	569.00	SF	5.20	5.20	100	2017	2017	3	96	2,840	
2	0810	CONCRETE A	0	100	0	29.00	SF	6.50	6.50	100	2017	2017	3	96	181	

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

BUILDING NOTES	
95117 TIMBERLAKE DR, FERNANDINA BEACH	

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							

BUILDING DIMENSIONS	
BAS=[YR=2017] W15 PTO=[YR=2017] N7 W10 S7 E10\$ W24 S59 E13 N1 FOP=[YR=2017] E5 FGR=[YR=2017] S1 E21 N20 W21 S19\$ N4 W5 S4\$ N4 E5 N15 E21 N39\$.	