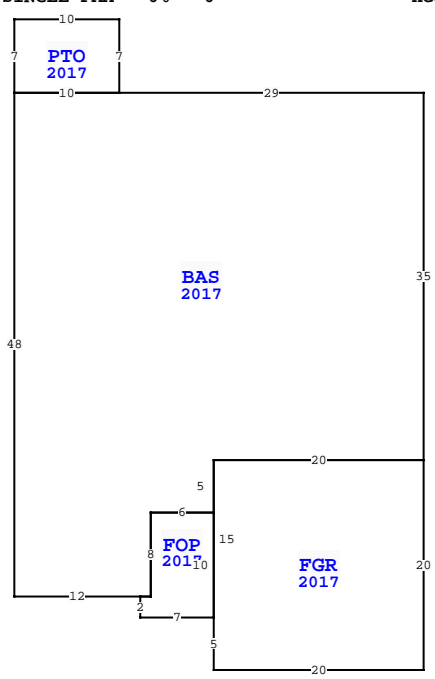




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	08	SHT VINYL	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	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	1,564	100	2017
FGR	400	55	2017
FOP	62	30	2017
PTO	70	5	2017
TOTALS	2,096		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,807	114.0000	114.00	205,998	2017	2017	0	0	3.00	97.00	
1 SINGLE FAM - 0% - 0 Heated Area: 1564 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			199,818
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			284,818
SOH/AGL Deduction			24,709
ASSESSED VALUE			260,109
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			260,109
TOTAL JUST VALUE			284,818
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			275,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632361	CO ISSUED	0	01/13/2017
B1632361	NEW CONSTR	196,685	05/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2095/0700	1/16/2017	SW Q	Q	I	01	171,500
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: SELLATURAY HARESH R						
2036/0632	3/24/2016	SW Q	Q	V	05	477,100
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							
95111 TIMBERLAKE DR, FERNANDINA BEACH																							

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

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2017] W29 PTO=[YR=2017] N7 W10 S7 E10\$ W10 S48 E12												
FOP=[YR=2017] S2 E7 FGR=[YR=2017] S5 E20 N20 W20 S15\$ N10 W6												
S8 W1\$ E1 N8 E6 N5 E20 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000								