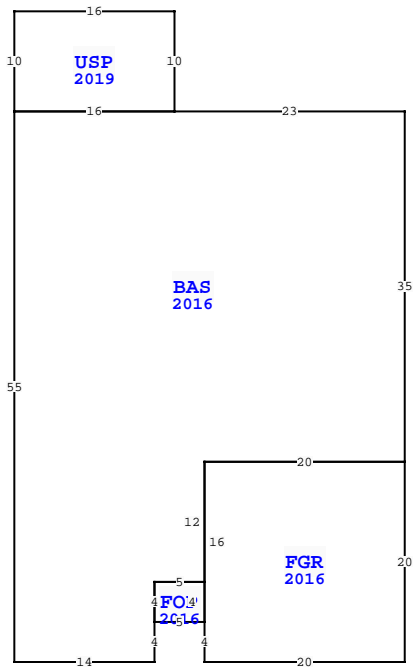




ELEMENT		CD	BUILDING CHARACTERISTICS CONSTRUCTION		
Exterior Wall	05		AVERAGE	70	
Exterior Wall	10		ABOVE AVG	30	
Roof Structure	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	14		CARPET	70	
Interior Floor	13		LVT/LAMNT	30	
Air Condition	03		CENTRAL	100	
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,705	100	2016	1,705	174,948
FGR	400	55	2016	220	22,574
FOP	20	30	2016	6	616
USP	160	30	2019	48	4,925
TOTALS	2,285			1,979	203,062

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2024		Heated Area: 1705		HX Base Yr				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			203,062
TOTAL MARKET OB/XF VALUE			4,699
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			292,761
SOH/AGL Deduction			0
ASSESSED VALUE			292,761
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			292,761
TOTAL JUST VALUE			292,761
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			283,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631962	CO ISSUED	0	07/28/2016
B1631962	NEW CONSTR	0	03/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2622/1164	2/27/2023	WD Q	Q	I	01	340,000
GRANTOR: DECIMA BENNETT						
GRANTEE: PROGRESS JACKSONVIL						
2408/1702	11/13/2020	WD Q	Q	I	01	246,000
GRANTOR: FALLEN MICHAEL A						
GRANTEE: DECIMA BENNETT						

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	0	0	0	564.00	SF	5.20	5.20	100	2016	2016	3	95	2,786	
2	0810	CONCRETE A	0	0	12	3	36.00	SF	6.50	6.50	100	2016	2016	3	95	222	
3	0476	VF 6 SBPL	0	0	0	0	50.00	LF	32.00	32.00	100	2016	2016	3	89	1,424	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

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

BUILDING NOTES	
95017 TIMBERLAKE DR, FERNANDINA BEACH	

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	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							