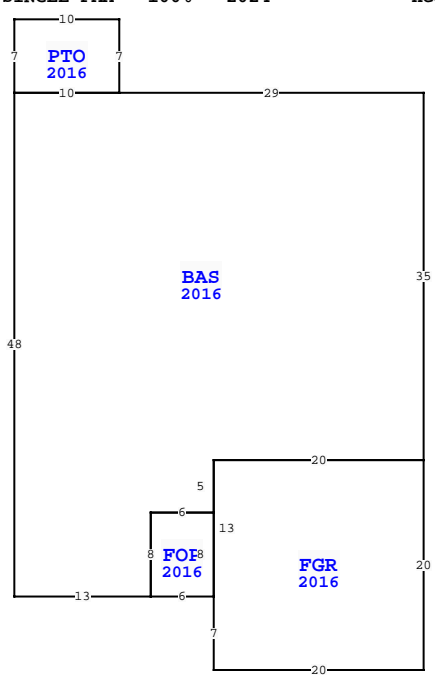


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	70
Exterior Wall	10	ABOVE AVG	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	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	1,564	100	2016
FGR	400	55	2016
FOP	48	30	2016
PTO	70	5	2016
TOTALS	2,082		

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% - 2024			Heated Area: 1564			HX Base Yr 2024					



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			187,631
TOTAL MARKET OB/XF VALUE			2,975
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			275,606
SOH/AGL Deduction			114,305
ASSESSED VALUE			161,301
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			110,579
TOTAL JUST VALUE			275,606
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			266,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632057	NEW CONSTR	196,350	04/12/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2639/1335	5/09/2023	WD Q	Q	I	02	349,900
GRANTOR: MORRISSEY LYNN M & JA						
GRANTEE: WHITE SANDRA LYNN						
2499/0916	9/21/2021	WD Q	Q	I	01	275,000
GRANTOR: HOME A3 LLC						
GRANTEE: MORRISSEY LYNN M &						

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	561.00	SF	5.20	5.20	100	2016	2016	3	95	2,771	
2	0810	CONCRETE A	0	100	0	33.00	SF	6.50	6.50	100	2016	2016	3	95	204	

BUILDING NOTES			
95011 TIMBERLAKE DR, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=2016] W29 PTO=[YR=2016] N7 W10 S7 E10\$ W10 S48 E13 FOP=[YR=2016] E6 FGR=[YR=2016] S7 E20 N20 W20 S13\$ N8 W6 S8\$ N8 E6 N5 E20 N35\$.			

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							