

LOT 11
IN OR 2182/1870
OAK HILL ESTATES #2 PB 5/134

CONWAY TIMOTHY J & MALENE S
95188 RICHARD DR
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1601-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

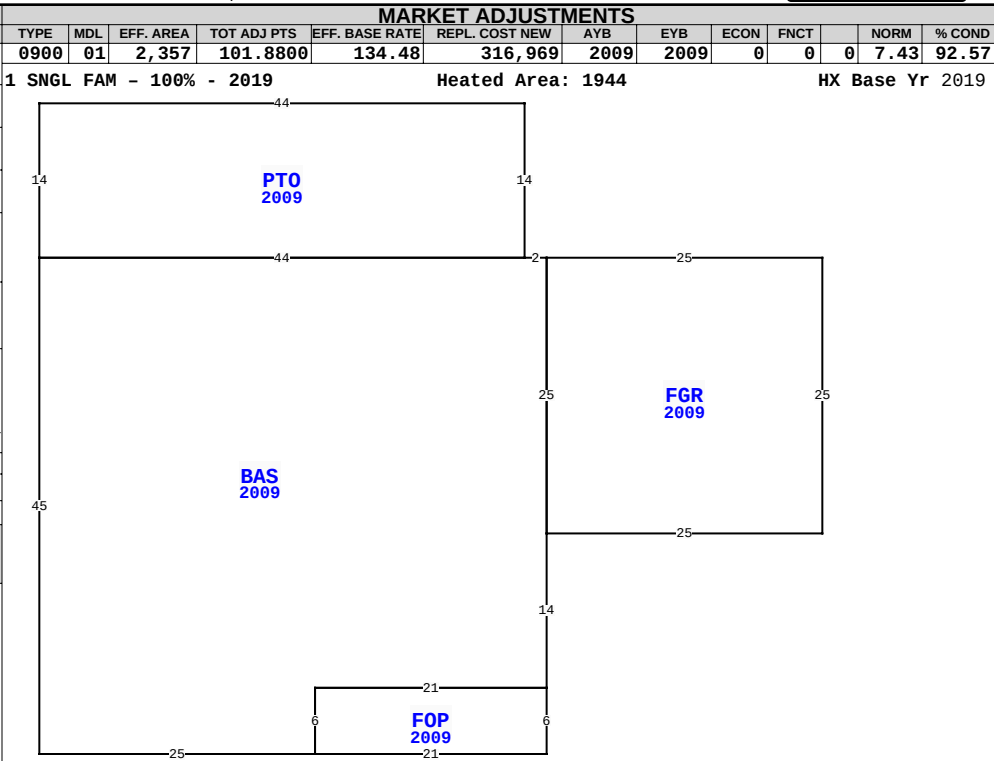
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	2009	1,944	242,005
FGR	625	55	2009	344	42,824
FOP	126	30	2009	38	4,730
PTO	616	5	2009	31	3,859

TOTALS	3,311			2,357	293,418
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0940	SHEDS/PORT	0	100	20	12	240.00	SF	20.10
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00
3	0810	CONCRETE A	0	100	0	0	294.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.12



95188 RICHARD DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/09/2025
	INC DATE		AG DATE	MLU

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	0940	SHEDS/PORT	0	100	20	12	240.00	SF	20.10	20.10	100	2010	2010	3	40	1,930	
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	1995	1995	3	20	2,800	
3	0810	CONCRETE A	0	100	0	0	294.00	SF	6.50	6.50	100	2009	2009	3	89	1,701	

TOTAL OB/XF										6,431							
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
1	000100	C	RES	100	0006	OR	0.00	0.00	1.12	AC		1.00	1.00	1.00	100,000.00	100,000.00	112,000

NASSAU COUNTY PROPERTY										PAGE 1 of 2				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										312,091				
TOTAL MARKET OB/XF VALUE										6,431				
TOTAL LAND VALUE - MARKET										112,000				
TOTAL MARKET VALUE										430,522				
SOH/AGL Deduction										194,597				
ASSESSED VALUE										235,925				
TOTAL EXEMPTION VALUE										HX HB 50,722				
BASE TAXABLE VALUE										185,203				
TOTAL JUST VALUE										430,522				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										388,418				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B190752	GARAGE	40,152	02/01/2019
C22384	CO ISSUED	0	08/17/2009
M14534	MECH OTHER	0	05/01/2009
R11888	REPAIR/RRF	1,600	05/01/2009
P13722	PLUMBING	0	04/01/2009
B22384	NEW CONSTR	177,606	04/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2182/1870	3/09/2018	SW	U	I	12	215,000	
GRANTOR: FEDERAL NATIONAL MORT							
GRANTEE: CONWAY TIMOTHY J &							
2133/1421	7/06/2017	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: FEDERAL NATIONAL MO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2009] W2 PTO=[YR=2009] N14 W44 S14 E44\$ W44 S45 E25									
FOP=[YR=2009] E21 N6 W21 S6\$ N6 E21 N14 FGR=[YR=2009] E25									
N25 W25 S25\$ N25\$.									

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