

TIMMONS MORGAN ROSE/MEIERDIERCK KYLE MARK
83345 CHAPEL CT
FERNANDINA BEACH, FL 32034

40-2N-27-1102-0103-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 1		4	
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 4				Tax Dist:					
BUILDING MARKET VALUE								289,099	
TOTAL MARKET OB/XF VALUE								4,524	
TOTAL LAND VALUE - MARKET								75,000	
TOTAL MARKET VALUE								368,623	
SOH/AGL Deduction								95,715	
ASSESSED VALUE								272,908	
TOTAL EXEMPTION VALUE				HX HB				50,722	
BASE TAXABLE VALUE								222,186	
TOTAL JUST VALUE								368,623	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								355,607	
PERMIT NUM		DESCRIPTION			AMT		ISSUED		
20013009		CO ISSUED			0		12/29/2020		
20005007		NEW CONSTR			278,776		07/30/2020		
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2421/1398		12/29/2020		SW	Q	I	02	301,500	
GRANTOR:D R HORTON INC									
GRANTEE:TIMMONS MORGAN R &									
2366/0184		6/04/2020		WD	Q	V	01	67,800	
GRANTOR:PATRIOT RIDGE LLP									
GRANTEE:D R HORTON INC									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2020] W16 FOP=[YR=2020] W24 S9 E24 N9\$ S9 W24 S60 E13 N5 FOP=[YR=2020] E6 FGR=[YR=2020] S6 E21 N22 W7 FST=[YR=2020] N2 W6 S3 E6 N1\$ N2 W6 S3 W8 S15\$ N6 W6 S6\$ N6 E6 N9 E8 N3 E6 S2 E7 N48\$.									
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
75,000									
Common: 75,000 PRINTED 07/30/2025 BY SYS									