

MCCARTHY ANITA MARIE
95049 TWIN OAKS LANE
FERNANDINA BEACH, FL 32034

46-3N-28-576A-0031-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		05	AVERAGE 70							0900	01	2,511	90.6336	119.64	300,416	1999	1999	0	0	0	12.33	87.67	VALUATION BY					STANDARD											
Exterior Wall		16	WD FR STUC 30							1 SNGL FAM - 100% - 2005										Heated Area: 2108					HX Base Yr 2005					Tax Group: 4					Tax Dist:				
Roof Structur		03	GABLE/HIP 100																						BUILDING MARKET VALUE					263,375									
Roof Cover		03	COMP SHNGL 100																						TOTAL MARKET OB/XF VALUE					8,012									
Interior Wall		05	DRYWALL 100																						TOTAL LAND VALUE - MARKET					125,000									
Interior Floo		14	CARPET 90																						TOTAL MARKET VALUE					396,387									
Interior Floo		07	CORK/VTILE 10																						SOH/AGL Deduction					211,644									
Air Condition		03	CENTRAL 100																						ASSESSED VALUE					184,743									
Heating Type		04	AIR DUCTED 100																						TOTAL EXEMPTION VALUE					HX HB WX 55,722									
Bedrooms			4 100																						BASE TAXABLE VALUE					129,021									
Bathrooms			2 100																						TOTAL JUST VALUE					396,387									
Frame		02	WOOD FRAME 100																						NCON VALUE					0									
Stories		1.	1. 100																						INCOME VALUE														
Units			0 100																						PREVIOUS YEAR MKT VALUE					367,986									
Occupancy		00	NONE 100																																				
Quality		01	Quality Level 01																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA				04																																
NEIGHBORHOOD/LOC		4021.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,108	100	1999	2,108	221,105																																		
FGR	466	55	1999	256	26,852																																		
FOP	48	30	1999	14	1,468																																		
FSP	208	40	2013	83	8,706																																		
USP	168	30	2013	50	5,244																																		
TOTALS		2,998			2,511	263,375																																	
EXTRA FEATURES										95049 TWIN OAKS LN, FERNANDINA BEACH										BLD DATE		03/03/2023		NW		LGL DATE				05/06/2025		MLU							
																				XF DATE						LAND DATE													
																				INC DATE						AG DATE													
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835																								
2	0810	CONCRETE A	0 100	0	0	1,062.00	SF	6.50	6.50	100	1999	1999	3	75	5,177																								
LAND DESCRIPTION																	TOTAL OB/XF 8,012																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000																						
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS																																							