

FAGEN DONALD E JR
95084 TWIN OAKS LANE
FERNANDINA BEACH, FL 32034-1636

46-3N-28-576A-0039-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03HARDIE BRD 100 GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 70

Interior Floor11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms2100

Bathrooms2100

Frame02WOOD FRAME 100

Stories Units Occupancy1.000NONE 100

Quality01Quality Level 01

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4021.00

TOTALS2,3092,019234,942

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

9900012,019100.4598132.61267,7401999199900012.2587.75

1 SNGL FAM - 100% - 2010Heated Area: 1725HX Base Yr 2010

BLD DATE03/03/2023NW

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/06/2025MLU

NASSAU COUNTY PROPERTY

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VALUATION BY

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE234,942

TOTAL MARKET OB/XF VALUE6,977

TOTAL LAND VALUE - MARKET125,000

TOTAL MARKET VALUE366,919

SOH/AGL Deduction200,651

ASSESSED VALUE166,268

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE115,546

TOTAL JUST VALUE366,919

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE338,457

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ U V I RSN CD SALE PRICE

1629/19466/16/2009WDUUI12142,000

GRANTOR:FANNIE MAE

GRANTEE:FAGEN DONALD E JR

1609/04163/09/2009CTUII18100

GRANTOR:CLERK OF COURT

GRANTEE:FANNIE MAE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W16 FSP=[YR=1999] W16 S11 E16 N11 \$ S11 W29 S38 E26 FGR=[YR=1999] S13 E19 N22 W9 S1 W10 S8 \$ N8 E10 N1 E9 N40 \$.

95084 TWIN OAKS LN, FERNANDINA BEACH

BLD DATE03/03/2023NW

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EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A010044241,056.00SF6.506.50100199919993755,148

20810CONCRETE A010000125.00SF6.506.5010019991999375609

31242WD DECK A010000305.00SF10.0010.00100201020103401,220

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSLUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100RSF-10.000.001.00LT1.001.001.00125,000.00125,000.00125,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 125,000Market: 0Agricultural: 0Common: 125,000PRINTED 07/30/2025 BY SYS