

LOT 41
IN OR 2016/1932
SPANISH OAKS UNIT 1-A PB 6/99

PORCH DONALD JOHN & JOAN LEE
95052 TWIN OAKS LN
FERNANDINA BEACH, FL 32034

2025

46-3N-28-576A-0041-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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

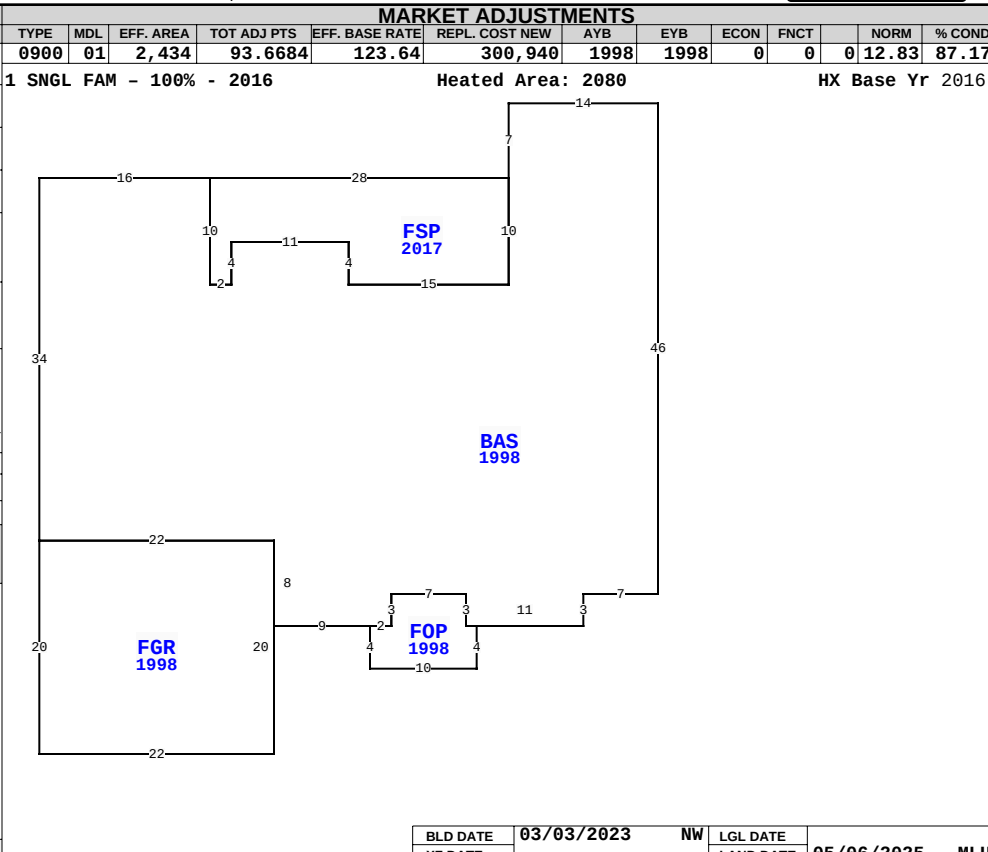
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100	1998	2,080	224,176
FGR	440	55	1998	242	26,082
FOP	61	30	1998	18	1,940
FSP	236	40	2017	94	10,131
TOTALS	2,817			2,434	262,329

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	16	43	688.00	SF	5.20
2	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

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	0003	RSF-1	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA



95052 TWIN OAKS LN, FERNANDINA BEACH	BLD DATE 03/03/2023	NW	LGL DATE	
	XF DATE		LAND DATE	05/06/2025
	INC DATE		AG DATE	MLU

TOTAL OB/XF									
5,782									

Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									4
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					262,329				
TOTAL MARKET OB/XF VALUE					5,782				
TOTAL LAND VALUE - MARKET					125,000				
TOTAL MARKET VALUE					393,111				
SOH/AGL Deduction					202,280				
ASSESSED VALUE					190,831				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					140,109				
TOTAL JUST VALUE					393,111				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					364,625				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E177898	CHNGE SRVC	0	12/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2016/1932	12/02/2015	WD	Q	I	01	199,000	
GRANTOR: SANDERS DAVID B & REG							
GRANTEE: PORCH DONALD JOHN &							
1322/0181	6/03/2005	WD	Q	I		224,000	
GRANTOR: LINDBOM WAYNE A							
GRANTEE: SANDERS DAVID B & R							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W14 S7 FSP=[YR=2017] W28 S10 E2 N4 E11 S4 E15 N10 \$ S10 W15 N4 W11 S4 W2 N10 W16 S34 FGR=[YR=1998] S20 E22 N20 W22 \$ E22 S8 E9 FOP=[YR=1998] S4 E10 N4 W1 N3 W7 S3 W2 \$ E2 N3 E7 S3 E11 N3 E7 N46 \$.									