LOT 3
SPANISH OAKS UNIT 1B PB 6/190

BERGEL PETER T SR & MARY U
95187 TWIN OAKS LN
FERNANDINA BEACH, FL 32034

2025

46-3N-28-576B-0003-0000

BUILDING CHARACTERISTICS

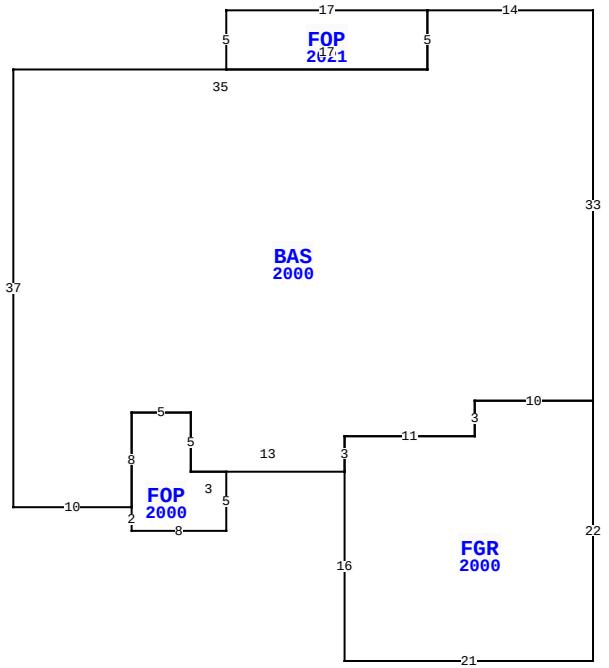
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,648	100	2000	1,648	192,821
FGR	429	55	2000	236	27,613
FOP	65	30	2000	20	2,340
FOP	85	30	2021	26	3,042
TOTALS	2,227			1,930	225,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,930	97.7256	129.00	248,970	2000	2005	0	0	0	9.30	90.70

1 SNGL FAM – 100% - 2025 Heated Area: 1648 HX Base Yr 2025



95187 TWIN OAKS LN, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		225,816
TOTAL MARKET OB/XF VALUE		5,353
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		356,169
SOH/AGL Deduction		0
ASSESSED VALUE		356,169
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		305,447
TOTAL JUST VALUE		356,169
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012947	FIBERGLASS INGROU	72,166	11/18/2024
R2103960	ROOF	5,270	03/31/2021
R2102594	SCRN ENCL	6,978	03/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2722/1137	7/02/2024	WD	Q	I	02	435,000
GRANTOR: SEIBERT CHRISTOPHER T						
GRANTEE: BERGEL PETER T SR &						
2497/1872	9/20/2021	WD	Q	I	02	335,000
GRANTOR: SANDRA AND JASON TRUS						
GRANTEE: SEIBERT CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W14 S5 W35 S37 E10 N8 E5 S5 E13 N3 E11 N3 E10 N33 $
FGR=[YR=2000;ORIG=-21,39] S16 E21 N22 W10 S3 W11 S3 $
FOP=[YR=2021;ORIG=-14,0] W17 S5 E17 N5 $
FOP=[YR=2000;ORIG=-39,42] S2 E8 N5 W3 N5 W5 S8 $
.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	100	0	0	939.00	SF	5.20	5.20	100	2000	2000	3	77	3,760	
2	0855	CONC PAVER	0	100	0	0	242.00	SF	7.00	7.00	100	2010	2010	3	90	1,525	
3	0851	PATIO STON	0	100	10	10	100.00	SF	0.75	0.75	100	2010	2010	3	90	68	

LAND DESCRIPTION

TOTAL OB/XF 5,353

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 07/07/2025 BY TW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS