LOT 13
SPANISH OAKS UNIT 1B PB 6/190

HEIMBACH PAUL J
95294 TWIN OAKS LN
FERNANDINA BEACH, FL 32034

2025

46-3N-28-576B-0013-0000

BUILDING CHARACTERISTICS

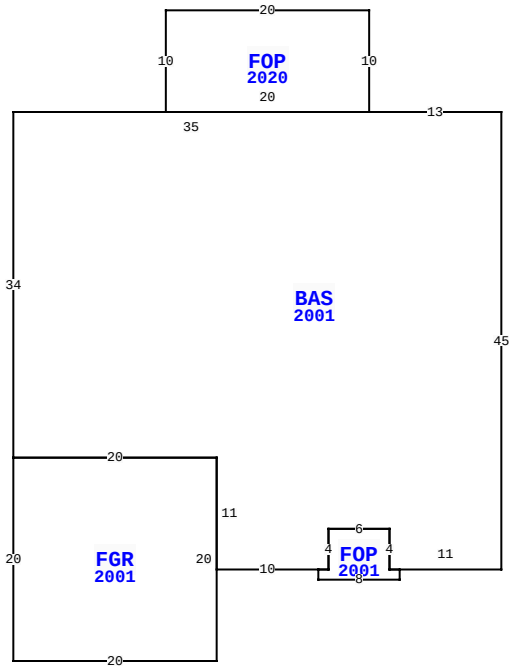
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,916	100	2001	1,916	213,418
FGR	400	55	2001	220	24,505
FOP	32	30	2001	10	1,114
FOP	200	30	2020	60	6,683
TOTALS	2,548			2,206	245,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,206	95.1678	125.62	277,118	2001	2001	0	0	0	11.33	88.67

1 SNGL FAM – 100% - 2021 Heated Area: 1916 HX Base Yr 2021



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

95294 TWIN OAKS LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	245,721
TOTAL MARKET OB/XF VALUE	5,996
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	376,717
SOH/AGL Deduction	141,296
ASSESSED VALUE	235,421
TOTAL EXEMPTION VALUE	HX HB VX 55,722
BASE TAXABLE VALUE	179,699
TOTAL JUST VALUE	376,717
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	354,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2002707	REPAIR/RRF	10,000	04/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2402/1584	10/23/2020	WD	Q	I	01	287,000
GRANTOR: RED-DOG PROPERTIES LL						
GRANTEE: HEIMBACH PAUL J & M						
2339/1828	12/18/2019	SW	U	I	12	200,000
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: RED-DOG PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W13 FOP=[YR=2020] N10 W20 S10 E20$ W35 S34
FGR=[YR=2001] S20 E20 N20 W20$ E20 S11 E10 FOP=[YR=2001] S1
E8 N1 W1 N4 W6 S4 W1$ E1 N4 E6 S4 E11 N45$.

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	744.00	SF	5.20	5.20	100	2001	2001	3	79	3,056	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	

TOTAL OB/XF 5,996

LAND DESCRIPTION

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 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