

GAINES HERMAN N JR & GLORIA S
95018 TIMBERLAKE DR
FERNANDINA BEACH, FL 32034

29-2N-28-0100-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	05	AVERAGE 70								0100	01	2,097	104.7620	110.00	230,670	2015	2015	0	0	4.50	95.50	VALUATION BY								STANDARD																			
Exterior Wall	10	ABOVE AVG 30								1 SINGLE FAM 100% - 2017										Heated Area: 1856										HX Base Yr 2017										Tax Group: 4		Tax Dist:							
Roof Structur	03	GABLE/HIP 100								10 7 7 24 15 39 21 15 19 5 5 21 13 20 59										BUILDING MARKET VALUE										220,290																			
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										0																			
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										85,000																			
Interior Floo	14	CARPET 70																		TOTAL MARKET VALUE										305,290																			
Interior Floo	08	SHT VINYL 30																		SOH/AGL Deduction										122,896																			
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										182,394																			
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB 51,411																			
Bedrooms	4	100																		BASE TAXABLE VALUE										130,983																			
Bathrooms	2	100																		TOTAL JUST VALUE										305,290																			
Frame	02	WOOD FRAME 100																		NCON VALUE										0																			
Stories	1.	100								INCOME VALUE																																							
Units	0	100								PREVIOUS YEAR MKT VALUE										305,733																													
Occupancy	00	NONE 100																																															
Quality		03	Quality Level 03																																														
DOR CODE		0100	SINGLE FAMILY																																														
MAP NUM			MKT AREA																		04																												
NEIGHBORHOOD/LOC		4144.0100																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	1,856	100	2015	1,856	194,973																																												
FGR	420	55	2015	231	24,267																																												
FOP	20	30	2015	6	630																																												
PTO	70	5	2015	4	420																																												
TOTALS		2,366			2,097	220,290																																											
EXTRA FEATURES										95018 TIMBERLAKE DR, FERNANDINA BEACH										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										04/23/2025 MLU									
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																																	