LOT 4
TIMBERLAKE PHASE 1 PBK 8/95

NELLI CHERYL
95036 TIMBERLAKE DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0100-0004-0000

BUILDING CHARACTERISTICS

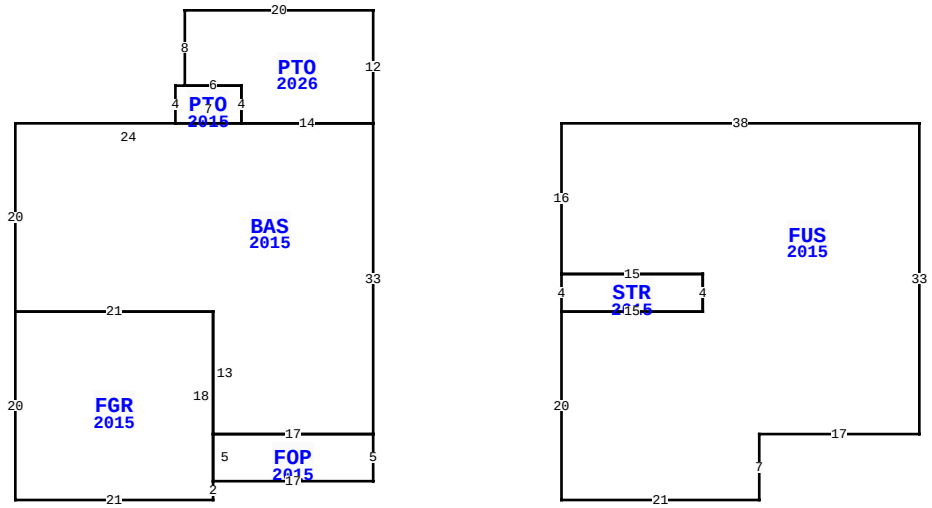
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	981	100	2015	981	100,010
FGR	420	55	2015	231	23,549
FOP	85	30	2015	26	2,651
FUS	1,341	100	2015	1,341	136,710
PTO	28	5	2015	1	102
PTO	216	5	2026	11	1,121
STR	60	10	2015	6	612
TOTALS	3,131			2,597	264,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,597	101.6640	106.75	277,230	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2020 Heated Area: 2322 HX Base Yr 2020



95036 TIMBERLAKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		264,755
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		349,755
SOH/AGL Deduction		101,079
ASSESSED VALUE		248,676
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		197,265
TOTAL JUST VALUE		349,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530818	NEW CONSTR	279,387	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2321/1431	9/20/2019	WD	U	I	11	100
GRANTOR: MARSH JENNIFER						
GRANTEE: NELLI CHERYL						
2310/1407	9/20/2019	WD	Q	I	01	242,500
GRANTOR: MARSH JENNIFER						
GRANTEE: NELLI CHERYL						

BUILDING NOTES

EXTRA FEATURES

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

BUILDING DIMENSIONS

FUS=[YR=2015;ORIG=20,0] E38 S33 W17 S7 W21 N20 E15 N4 W15 N16 $
BAS=[YR=2015;ORIG=0,0] W14 W24 S20 E21 S13 E17 N33 $
FGR=[YR=2015;ORIG=-38,20] S20 E21 N2 N18 W21 $
FOP=[YR=2015;ORIG=-17,38] E17 N5 W17 S5 $
STR=[YR=2015;ORIG=20,20] N4 E15 S4 W15 $
PTO=[YR=2015;ORIG=-14,0] N4 W6 W1 S4 E7 $
PTR=[ORIG=0,0] E20 W20 $
PTO=[YR=2026;ORIG=0,0] W14 N4 W6 N8 E20 S12 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS