LOT 8
TIMBERLAKE PHASE 1 PBK 8/95

LIU BRIAN YONGHUA
85206 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0100-0008-0000

BUILDING CHARACTERISTICS

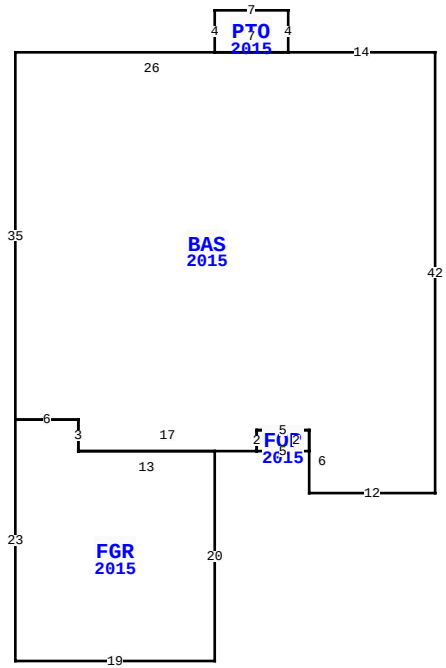
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,540	100	2015	1,540	166,630
FGR	398	55	2015	219	23,696
FOP	10	30	2015	3	325
PTO	28	5	2015	1	108
TOTALS	1,976			1,763	190,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,763	107.9000	113.30	199,748	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 0% - 2024 Heated Area: 1540 HX Base Yr



95056 TIMBERLAKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 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	190,759
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	275,759
SOH/AGL Deduction	0
ASSESSED VALUE	275,759
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	275,759
TOTAL JUST VALUE	275,759
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530692	NEW CONSTR	191,602	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2657/1301	7/31/2023	WD	Q	I	01	325,000
GRANTOR: MURPHY CODY & HOLLY						
GRANTEE: LIU BRIAN YONGHUA						
2539/1073	2/14/2022	WD	Q	I	02	305,000
GRANTOR: WISE SUSAN D						
GRANTEE: MURPHY CODY & HOLLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 PTO=[YR=2015] N4 W7 S4 E7$ W26 S35
FGR=[YR=2015] S23 E19 N20 W13 N3 W6$ E6 S3 E17 FOP=[YR=2015]
E5 N2 W5 S2$ N2 E5 S6 E12 N42$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		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