

CHAUNCEY RYAN H & LAUREN ELIZABETH
95072 TIMBERLAKE DR
FERNANDINA BEACH, FL 32034

29-2N-28-0100-0011-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 70
10ABOVE AVG 30
03GABLE/HIP 100
03COMP SHNGL 100
05DRYWALL 100
14CARPET 70
08SHT VINYL 30
03CENTRAL 100
04AIR DUCTED 100
4 100
2 100

02WOOD FRAME 100
1. 100
0 100
00NONE 100

03Quality Level 03
0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4144.0100
AREATOTALPCTYEARTOT ADJSUBAREA
TYPEGROSSOFBASEADJMARKET
BAS1,85610020161,856195,994
FGR42055201623124,394
FOP203020166634
PTO70520164422

TOTALS2,3662,097221,443

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% CONDTYPEMDL2,097104.7620110.00230,67020162016004.0096.00

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION BYSTANDARDTax Group: 4Tax Dist:
BUILDING MARKET VALUE221,443
TOTAL MARKET OB/XF VALUE0
TOTAL LAND VALUE - MARKET85,000
TOTAL MARKET VALUE306,443
SOH/AGL Deduction4,472
ASSESSED VALUE301,971
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE301,971
TOTAL JUST VALUE306,443
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE299,906

PERMIT NUMDESCRIPTIONAMTISSUED
B1531397NEW CONSTR011/09/2015

SALES DATAOFF RECORDTypeQ / V / RSN SALE
NumberINSTU I CDPRICE
2034/09123/16/2016SW Q I 01186,400
GRANTOR:D R HORTON INC-JACKSO
GRANTEE:CHAUNCEY RYAN H & L
2010/159410/22/2015SW U V 371,425,500
GRANTOR:JP TIMBER LAKES LLC
GRANTEE:D R HORTON INC-JACK

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2016] W15 PT0=[YR=2016] N7 W10 S7 E10\$ W24 S39
FGR=[YR=2016] S20 E21 N1 FOP=[YR=2016] E5 N4 W5 S4\$ N19 W21\$
E21 S15 E5 S5 E13 N59\$.

EXTRA FEATURES

L NOB/XFCODEDESCRIPTIONBLDCAPLWUNITSUAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPD TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES0PUD0.000.001.00LT1.001.001.0085,000.0085,000.0085,000

95072 TIMBERLAKE DR, FERNANDINA BEACH

BLD DATEXF DATEINC DATELGL DELAND DATEAG DATE04/23/2025MLU

TOTAL OB/XF0

REVIEW DATE01/11/2023BYDJATotal Acres: 0.00Total Land Value: 85,000Market: 0Agricultural: 0Common: 85,000PRINTED 07/09/2026 BY SYS