LOT 18
TIMBERLAKE PHASE 1 PBK 8/95

AMADOR YOLIMA GUTIERREZ
95112 TIMBERLAKE DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0100-0018-0000

BUILDING CHARACTERISTICS

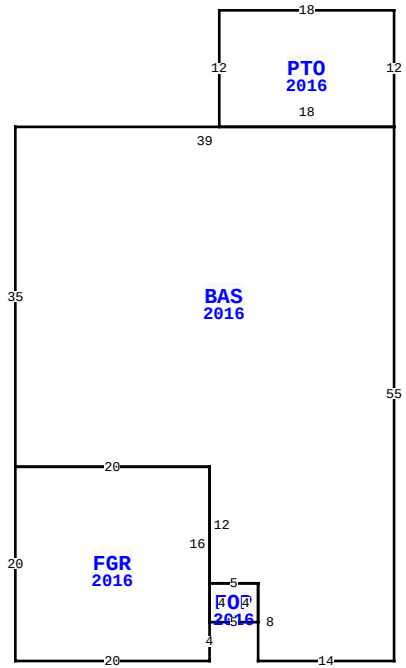
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,705	100	2016	1,705	181,734
FGR	400	55	2016	220	23,450
FOP	20	30	2016	6	639
PTO	216	5	2016	11	1,172
TOTALS	2,341			1,942	206,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,942	105.7420	111.03	215,620	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 0% - 2023 Heated Area: 1705 HX Base Yr



95112 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	206,995
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	291,995
SOH/AGL Deduction	0
ASSESSED VALUE	291,995
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	291,995
TOTAL JUST VALUE	291,995
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632363	CO ISSUED	0	12/28/2016
B1632363	NEW CONSTR	211,832	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2606/1692	11/16/2022	QC	U	I	11	100
GRANTOR: BELLO CECILIA & LUIS						
GRANTEE: AMADOR YOLIMA GUTIE						
2092/1158	12/30/2016	SW	Q	I	01	183,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: BELLO CECILIA & LUI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=-39,0] S35 E20 S12 E5 S8 E14 N55 W39 $
FGR=[YR=2016;ORIG=-39,35] S20 E20 N4 N16 W20 $
PTO=[YR=2016;ORIG=0,0] W18 N12 E18 S12 $
FOP=[YR=2016;ORIG=-19,51] E5 N4 W5 S4 $
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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 04/22/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS