LOT 26
IN OR 2124/394
TIMBERLAKE PHASE 3 PBK 8/168

DIX LENARD R & ROBERTA L
95042 CHESWICK OAKS DRIVE
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0100-0026-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

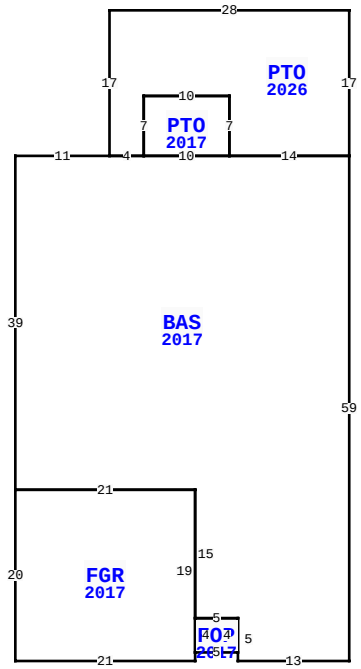
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4144.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2017	1,856	200,883
FGR	420	55	2017	231	25,002
FOP	20	30	2017	6	649
PTO	70	5	2017	4	433
PTO	406	5	2026	20	2,164
TOTALS	2,772			2,117	229,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,117	106.8200	112.16	237,443	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2018 Heated Area: 1856 HX Base Yr 2018



95042 CHESWICK OAKS 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		229,132
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		314,132
SOH/AGL Deduction		114,911
ASSESSED VALUE		199,221
TOTAL EXEMPTION VALUE	HX HB DX SX	106,411
BASE TAXABLE VALUE		92,810
TOTAL JUST VALUE		314,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107402	SOLAR PANELS	31,755	08/01/2021
17004516	CO ISSUED	0	05/22/2017
B1700935	NEW CONSTR	230,285	02/07/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2124/0394	5/31/2017	WD	Q	I	02	193,500

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: DIX LENARD R & ROBE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W14 W10 W4 W11 S39 E21 S15 E5 S5 E13 N59 $
FGR=[YR=2017;ORIG=-39,39] S20 E21 N1 N19 W21 $
PTO=[YR=2017;ORIG=-14,0] N7 W10 S7 E10 $
FOP=[YR=2017;ORIG=-18,58] E5 N4 W5 S4 $
PTO=[YR=2026;ORIG=0,0] W14 N7 W10 S7 W4 N17 E28 S17 $
.

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	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