LOT 39
IN OR 2122/1977
TIMBERLAKE PHASE 3 PBK 8/168

DARLINGTON RUTH W
95045 CHESWICK OAKS DRIVE
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0100-0039-0000

BUILDING CHARACTERISTICS

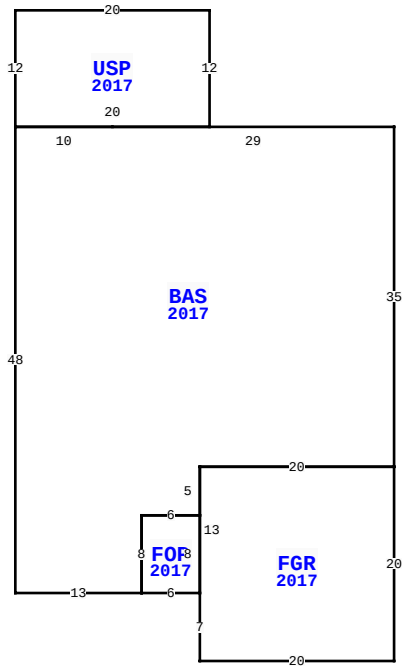
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	4144.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	2017	1,564	170,833
FGR	400	55	2017	220	24,030
FOP	48	30	2017	14	1,530
USP	240	30	2017	72	7,865
TOTALS	2,252			1,870	204,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,870	107.8000	113.19	211,665	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2018 Heated Area: 1564 HX Base Yr 2018



95045 CHESWICK OAKS 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		204,257
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		289,257
SOH/AGL Deduction		167,159
ASSESSED VALUE		122,098
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		70,687
TOTAL JUST VALUE		289,257
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004184	CO ISSUED	0	05/11/2017
1700434	NEW CONSTR	196,350	01/23/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2122/1977	5/30/2017	SW	Q	I	01	179,900

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: DARLINGTON RUTH W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W29 W10 S48 E13 N8 E6 N5 E20 N35 $
FGR=[YR=2017;ORIG=-20,48] S7 E20 N20 W20 S13 $
USP=[YR=2017;ORIG=-19,0] N12 W20 S12 E20 $
FOP=[YR=2017;ORIG=-26,48] E6 N8 W6 S8 $
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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	000134	C	RES POND	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 05/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS