LOT 42
IN OR 2134/182
TIMBERLAKE PHASE 3 PBK 8/168

VEGA-SANCHEZ GLORIMAR
95033 CHESWIICK OAKS DRIVE
FERNANDINAE BEACH, FL 32034

2026

29-2N-28-0100-0042-0000

BUILDING CHARACTERISTICS

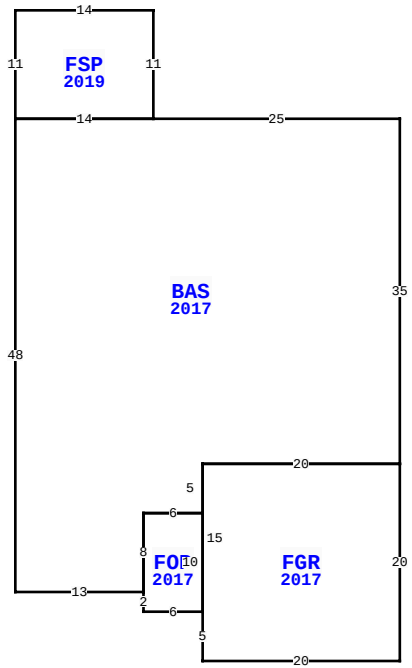
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	60	30	2017	18	1,966
FSP	154	40	2019	62	6,772
TOTALS	2,178			1,864	203,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,864	107.8000	113.19	210,986	2017	2017	0	0	0	3.50	96.50

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



95033 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		203,601
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		288,601
SOH/AGL Deduction		99,603
ASSESSED VALUE		188,998
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		132,587
TOTAL JUST VALUE		288,601
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1907679	SCRN ENCLSR	16,800	09/01/2019
17004795	CO ISSUED	0	05/31/2017
B1701098	NEW CONSTR	196,684	02/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2134/0182	7/17/2017	SW	Q	I	01	173,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: VEGA-SANCHEZ GLORIM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W25 FSP=[YR=2019] N11 W14 S11 E14$ W14 S48 E13 FOP=[YR=2017] S2 E6 FGR=[YR=2017] S5 E20 N20 W20 S15$ N10 W6 S8$ N8 E6 N5 E20 N35$.

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 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