LOT 43
TIMBERLAKE PHASE 3 PBK 8/168

JOLLEY RONALD G & BETTY B
95029 CHESWICK OAKS DRIVE
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0100-0043-0000

NASSAU COUNTY PROPERTY

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

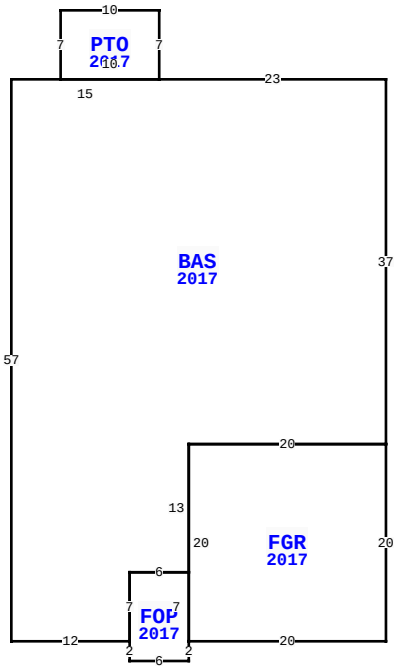
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4144.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,724	100	2017	1,724	186,596
FGR	400	55	2017	220	23,811
FOP	54	30	2017	16	1,732
PTO	70	5	2017	4	433
TOTALS	2,248			1,964	212,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,964	106.8200	112.16	220,282	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2025 Heated Area: 1724 HX Base Yr 2025



95029 CHESWICK OAKS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		212,572
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		297,572
SOH/AGL Deduction		134,394
ASSESSED VALUE		163,178
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		111,767
TOTAL JUST VALUE		297,572
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706189	1 DOOR	0	10/01/2017
17004798	CO ISSUED	0	05/31/2017
B1701095	NEW CONSTR	214,327	02/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2714/1800	5/29/2024	WD	Q	I	01	350,000
GRANTOR: OBRIANT AMY						
GRANTEE: JOLLEY RONALD G & B						
2292/0450	7/22/2019	QC	U	I	11	100
GRANTOR: FARRAR GARY						
GRANTEE: AMY O'BRIANT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W23 PTO=[YR=2017] N7 W10 S7 E10$ W15 S57 E12 FOP=[YR=2017] S2 E6 N2 FGR=[YR=2017] E20 N20 W20 S20$ N7 W6 S7$ N7 E6 N13 E20 N37$.

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 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