LOT 52
TIMBERLAKE PHASE 3 PBK 8/168

HANSEN MICHELLE ANNE
95178 TIMBERLAKE DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0100-0052-0000

BUILDING CHARACTERISTICS

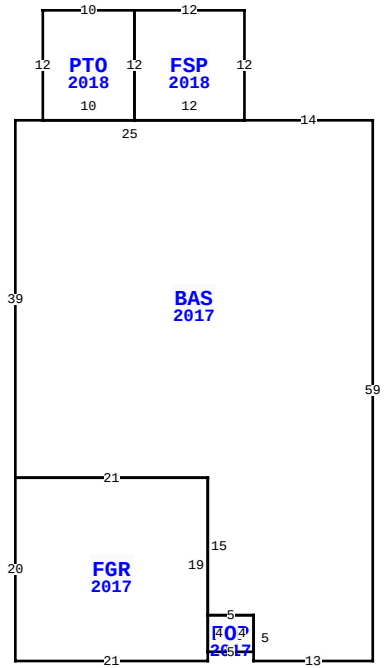
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	4144.00	

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
FSP	144	40	2018	58	6,277
PTO	120	5	2018	6	649
TOTALS	2,560			2,157	233,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,157	106.8200	112.16	241,929	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 0% - 2024 Heated Area: 1856 HX Base Yr



95178 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	233,461
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	318,461
SOH/AGL Deduction	0
ASSESSED VALUE	318,461
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	318,461
TOTAL JUST VALUE	318,461
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800830	SCRN ROOM	17,500	02/01/2018
17006288	CO ISSUED	0	07/14/2017
17002465	NEW CONSTR	232,729	03/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2790/1035	5/21/2025	SW	U	I	16	232,000
GRANTOR: HANSEN MICHELLE ANN						
GRANTEE: HANSEN MICHELLE A						
2790/1033	5/21/2025	PR	U	I	11	100
GRANTOR: HANSEN MICHELLE ANN A						
GRANTEE: HANSEN MICHELLE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 FSP=[YR=2018] N12 W12 PTO=[YR=2018] W10 S12 E10 N12$ S12 E12$ W25 S39 FGR=[YR=2017] S20 E21 N1 FOP=[YR=2017] E5 N4 W5 S4$ N19 W21$ E21 S15 E5 S5 E13 N59$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 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