LOT 61
IN OR 2135/1315
TIMBERLAKE PHASE 3 PBK 8/168

MARTIN ABIGAIL L & JAMES
95163 TIMBERLAKE DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0100-0061-0000

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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

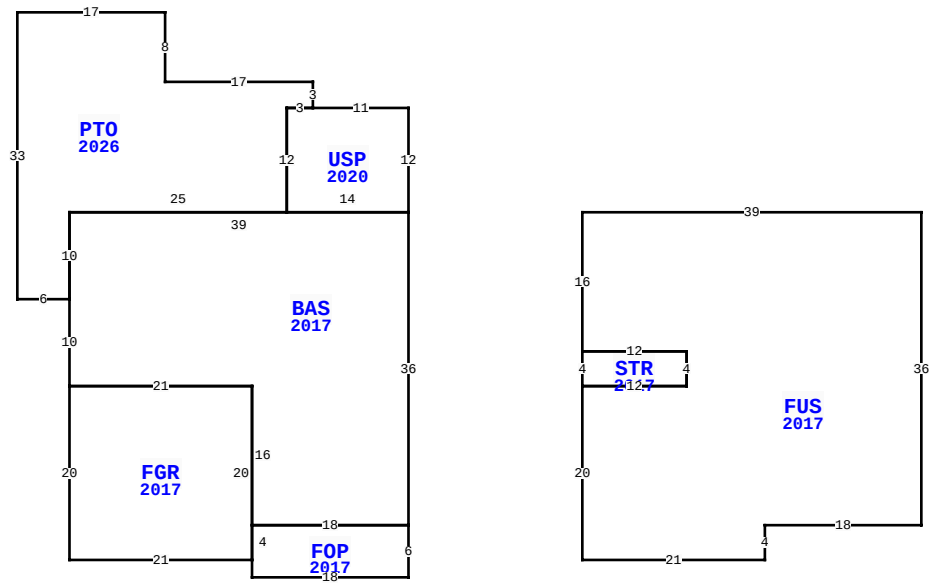
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4144.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100	2017	1,068	110,874
FGR	420	55	2017	231	23,981
FOP	108	30	2017	32	3,322
FUS	1,440	100	2017	1,440	149,493
PTO	670	5	2026	34	3,530
STR	48	10	2017	5	519
USP	168	30	2020	50	5,191
TOTALS	3,922			2,860	296,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,860	102.4600	107.58	307,679	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2020 Heated Area: 2508 HX Base Yr 2020



95163 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		296,910
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		381,910
SOH/AGL Deduction		102,310
ASSESSED VALUE		279,600
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		228,189
TOTAL JUST VALUE		381,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B202826	ADDITION	17,000	04/15/2020
17006290	CO ISSUED	0	07/14/2017
1700567	NEW CONSTR	308,151	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2135/1315	7/24/2017	SW	Q	I	02	222,300

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: MARTIN ABIGAIL L &

BUILDING NOTES

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

BUILDING DIMENSIONS

FUS=[YR=2017;ORIG=20,0] E39 S36 W18 S4 W21 N20 E12 N4 W12 N16 $
BAS=[YR=2017;ORIG=0,0] W39 S10 S10 E21 S16 E18 N36 $
FGR=[YR=2017;ORIG=-39,20] S20 E21 N20 W21 $
USP=[YR=2020;ORIG=0,0] N12 W11 W3 S12 E14 $
FOP=[YR=2017;ORIG=-18,40] S2 E18 N6 W18 S4 $
STR=[YR=2017;ORIG=20,20] N4 E12 S4 W12 $
PTR=[YR=2017;ORIG=0,0] E20 W20 $
PTO=[YR=2026;ORIG=-11,-12] W3 S12 W25 S10 W6 N33 E17 S8 E17 S3 $
.

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	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