LOT 63
TIMBERLAKE PHASE 1 PBK 8/95

NOLAN PETER M & CHERISSE A
95023 CHESWICK OAKS DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0100-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

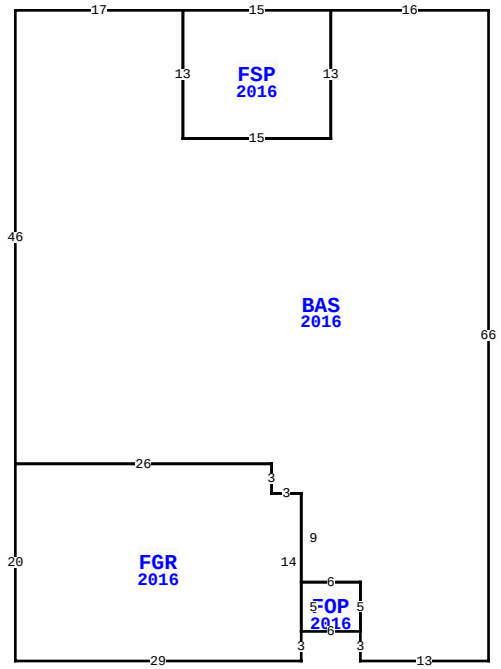
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,354	100	2016	2,354	262,002
FGR	571	55	2016	314	34,949
FOP	30	30	2016	9	1,002
FSP	195	40	2016	78	8,681
TOTALS	3,150			2,755	306,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,755	110.5920	116.12	319,911	2016	2016	0	0	0	4.15	95.85

1 SINGLE FAM 100% - 2018 Heated Area: 2354 HX Base Yr 2018



95023 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		306,635
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		441,635
SOH/AGL Deduction		140,026
ASSESSED VALUE		301,609
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		245,198
TOTAL JUST VALUE		441,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230008090	POOL		06/23/2023
B2006656	SCRN ENCLSR 4X15	1,500	08/01/2020
B1531278	CO ISSUED	0	02/25/2016
B1531278	NEW CONSTR	294,466	10/14/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2337/0428	1/26/2020	QC	U	I	11	100
GRANTOR: NOLAN CHERISSE A & PE						
GRANTEE: NOLAN PETER M & CHE						
2117/1864	5/03/2017	WD	Q	I	02	275,000
GRANTOR: BOMBERGER ROBERT						
GRANTEE: NOLAN CHERISSE A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] E17 FSP=[YR=2016] E15 S13 W15 N13$ S13 E15 N13 E16 S66 W13 N3 FOP=[YR=2016] W6 FGR=[YR=2016] S3 W29 N20 E26 S3 E3 S14$ N5 E6 S5$ N5 W6 N9 W3 N3 W26 N46$.

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
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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 12/11/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS