LOT 67
TIMBERLAKE PHASE 1 PBK 8/95

BERRIOS JASMIN MICHELLE/BERRIOS JENY
95013 CHESWICK OAKS DRIVE
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0100-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

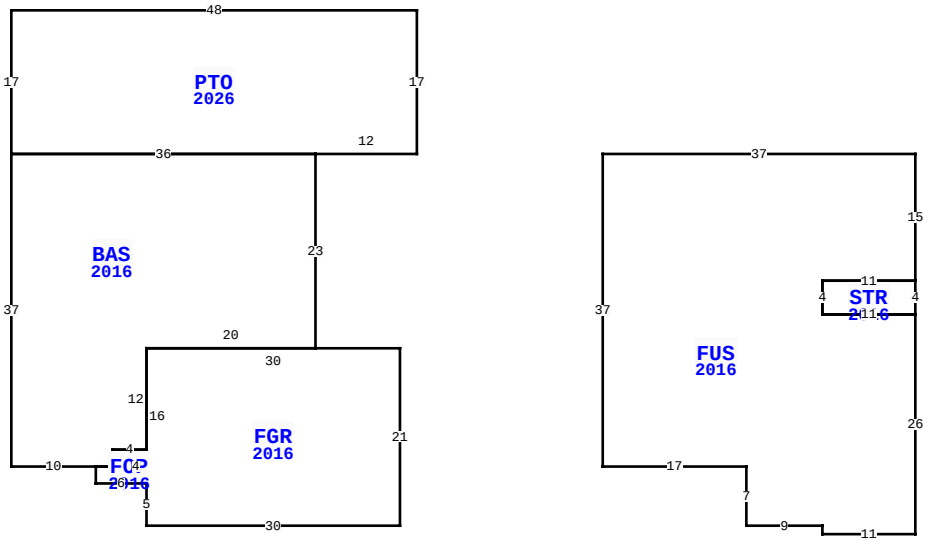
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
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	1,044	100	2016	1,044	116,048
FGR	630	55	2016	346	38,461
FOP	20	30	2016	6	667
FUS	1,476	100	2016	1,476	164,068
PTO	816	5	2026	41	4,558
STR	44	10	2016	4	445
TOTALS	4,030			2,917	324,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,917	110.4500	115.97	338,284	2016	2016	0	0	0	4.15	95.85

1 SINGLE FAM 100% - 2024 Heated Area: 2520 HX Base Yr 2024



95013 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		324,245
TOTAL MARKET OB/XF VALUE		60,000
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		469,245
SOH/AGL Deduction		0
ASSESSED VALUE		469,245
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		417,834
TOTAL JUST VALUE		469,245
NCON VALUE		64,558
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250005738	POOL RESI	128,589	05/28/2025
B1531427	CO ISSUED	0	03/15/2016
B1531427	NEW CONSTR	0	11/13/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2612/1641	1/11/2023	WD	U	I	16	222,300
GRANTOR: BERRIOS JENY						
GRANTEE: BERRIOS JENY & JASM						
2563/0813	5/16/2022	WD	Q	I	01	499,000
GRANTOR: MORRISON JEFFREY M &						
GRANTEE: BERRIOS JENY						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2016;ORIG=34,0] E37 S15 W11 S4 E11 S26 W11 N1 W9 N7 W17 N37 $
BAS=[YR=2016;ORIG=0,0] W36 S37 E10 E2 N2 E4 N12 E20 N23 $
FGR=[YR=2016;ORIG=-20,39] S5 E30 N21 W30 S16 $
STR=[YR=2016;ORIG=71,15] S4 W11 N4 E11 $
FOP=[YR=2016;ORIG=-26,37] S2 E6 N4 W4 S2 W2 $
PTO=[YR=2026;ORIG=-36,0] E36 E12 N17 W48 S17 $
PTR=[ORIG=0,0] E15 W15 $
.

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	60,000.00	60,000.00	100	2026	2025	05	100	60,000	

LAND DESCRIPTION

TOTAL OB/XF 60,000

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	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 12/30/2025 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS