LOT 68
TIMBERLAKE PHASE 1 PBK 8/95

SHERWOOD KEITH C & CATHY J L/E/
95011 CHESWICK OAKS DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0100-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

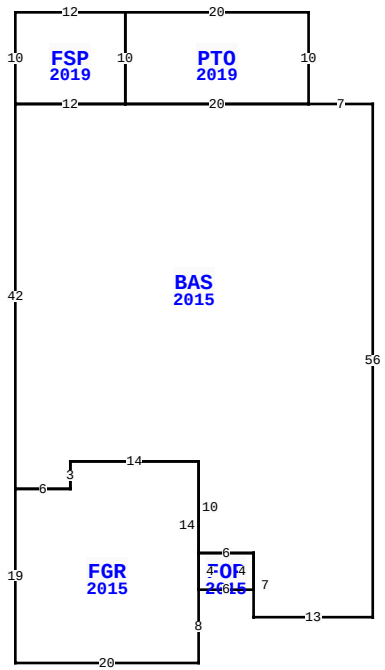
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,820	100	2015	1,820	201,598
FGR	422	55	2015	232	25,698
FOP	24	30	2015	7	775
FSP	120	40	2019	48	5,317
PTO	200	5	2019	10	1,108
TOTALS	2,586			2,117	234,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,117	110.6420	116.17	245,932	2015	2015	0	0	0	4.65	95.35

1 SINGLE FAM 100% - 2024 Heated Area: 1820 HX Base Yr 2024



95011 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		234,496
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		319,496
SOH/AGL Deduction		160,177
ASSESSED VALUE		159,319
TOTAL EXEMPTION VALUE	SX HX HB	101,411
BASE TAXABLE VALUE		57,908
TOTAL JUST VALUE		319,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530415	CO ISSUED	0	08/27/2015
B1530415	NEW CONSTR	222,672	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2740/1865	9/10/2024	LE	U	I	11	100
GRANTOR: SHERWOOD KEITH C & CA						
GRANTEE: MELLERT KELLY A						
2676/425	10/27/2023	WD	Q	I	02	385,000
GRANTOR: THOMPSON GREGG & LISA						
GRANTEE: SHERWOOD KEITH C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W7 PTO=[YR=2019] N10 W20 S10 E20$ W20
FSP=[YR=2019] N10 W12 S10 E12$ W12 S42 FGR=[YR=2015] S19
E20 N8 FOP=[YR=2015] E6 N4 W6 S4$ N14 W14 S3 W6$ E6 N3 E14
S10 E6 S7 E13 N56$.

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	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