LOT 100
TIMBERLAKE PHASE 2 PBK 8/147

PAVELOCK CHRISTINE T
95321 MISTWOOD CT
FERNANDINA BEACH, FL 32034

2026

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

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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

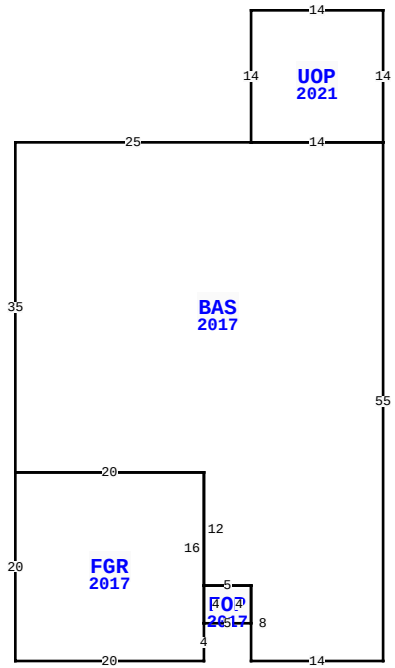
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4144.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,705	100	2017	1,705	186,234
FGR	400	55	2017	220	24,030
FOP	20	30	2017	6	655
UOP	196	20	2021	39	4,260
TOTALS	2,321			1,970	215,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,970	107.8000	113.19	222,984	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 0% - 2025 Heated Area: 1705 HX Base Yr



95321 MISTWOOD CT, 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	215,180
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	300,180
SOH/AGL Deduction	0
ASSESSED VALUE	300,180
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	300,180
TOTAL JUST VALUE	300,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	296,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004157	CO ISSUED	0	05/10/2017
B1633054	NEW CONSTR	211,833	09/16/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2695/687	2/16/2024	WD	Q	I	01	330,000
GRANTOR: NAPIERAJ ANDREW J						
GRANTEE: PAVELOCK CHRISTINE						
2491/1096	8/27/2021	WD	Q	I	01	270,000
GRANTOR: BECKNELL JESSICA LEE						
GRANTEE: NAPIERAJ ANDREW J						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2021] W14 S14 BAS=[YR=2017] W25 S35 FGR=[YR=2017] S20 E20 N4 FOP=[YR=2017] E5 N4 W5 S4$ N16 W20$ E20 S12 E5 S8 E14 N55 W14$ E14 N14$.

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