LOT 103
TIMBERLAKE PHASE 2 PBK 8/147

CARR HOUSTON H & EMILY A L/E/
95303 MISTWOOD CT
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0100-0103-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

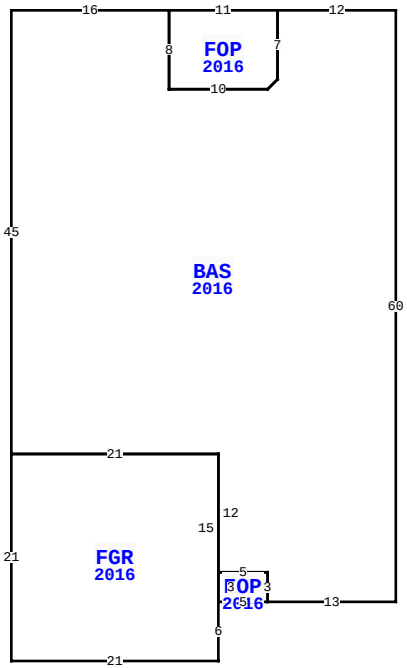
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,923	100	2016	1,923	215,083
FGR	441	55	2016	243	27,179
FOP	15	30	2016	4	448
FOP	88	30	2016	26	2,908
TOTALS	2,467			2,196	245,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,196	111.1320	116.69	256,251	2016	2016	0	0	0	4.15	95.85

1 SINGLE FAM 100% - 2021 Heated Area: 1923 HX Base Yr 2021



95303 MISTWOOD CT, 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		245,617
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		330,617
SOH/AGL Deduction		175,788
ASSESSED VALUE		154,829
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		103,418
TOTAL JUST VALUE		330,617
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632254	CO ISSUED	0	11/22/2016
B1632254	NEW CONSTR	237,949	05/06/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2771/878	1/24/2025	QC	U	I	11	100
GRANTOR: CARR HOUSTON HUME & E						
GRANTEE: CARR STEVEN C						
2350/0391	3/19/2020	WD	Q	I	01	250,500
GRANTOR: PADLEY BRIAN L & AMBE						
GRANTEE: CARR HOUSTON H & EM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W12 FOP=[YR=2016] W11 S8 E10 U1 R1 N7$ S7 D1 L1 W10 N8 W16 S45 FGR=[YR=2016] S21 E21 N6 FOP=[YR=2016] E5 N3 W5 S3$ N15 W21$ E21 S12 E5 S3 E13 N60$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/11/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS