LOT 106
TIMBERLAKE PHASE 2 PBK 8/147

GRANIERI JOSEPH B/LEVY JULIA
95312 MISTWOOD CT
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0100-0106-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

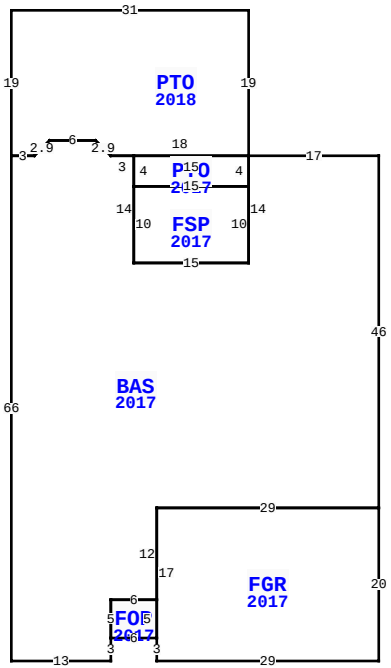
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4144.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,346	100	2017	2,346	264,471
FGR	580	55	2017	319	35,962
FOP	30	30	2017	9	1,015
FSP	150	40	2017	60	6,764
PTO	60	5	2017	3	338
PTO	573	5	2018	29	3,269
TOTALS	3,739			2,766	311,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,766	111.8400	117.43	324,811	2017	2017	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2021 Heated Area: 2346 HX Base Yr 2021



95312 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		311,819
TOTAL MARKET OB/XF VALUE		7,845
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		404,664
SOH/AGL Deduction		112,173
ASSESSED VALUE		292,491
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		241,080
TOTAL JUST VALUE		404,664
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1804369	SCRN ROOM	14,053	07/01/2018
B1632316	NEW CONSTR	294,466	05/16/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2402/1785	10/15/2020	WD	Q	I	01	345,000
GRANTOR: DARMODY GERARD P & DI						
GRANTEE: GRANIERI JOSEPH B &						
2094/1340	1/13/2017	SW	Q	I	01	275,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DARMODY GERARD P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W17 PTO=[YR=2018] N19 W31 S19 E3 U2 R2 E6 D2 R2 E18$ PTO=[YR=2017] W15 S4 FSP=[YR=2017] S10 E15 N10 W15$ E15 N4$ S14 W15 N14 W3 U2 L2 W6 D2 L2 W3 S66 E13 N3 FOP=[YR=2017] E6FGR=[YR=2017] S3 E29 N20 W29 S17$ N5W6 S5$ N5 E6 N12 E29 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
3	0911	SCRN RM A	0	100	31	19	589.00	SF	18.00	18.00	100	2018	2018	3	74	7,845	

LAND DESCRIPTION

TOTAL OB/XF 7,845

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