LOT 114
IN OR 2020/1268
TIMBERLAKE PHASE 1 PBK 8/95

OLSEN ALFRED/LEE BETTY
95000 CHESWICK OAKS DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0100-0114-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

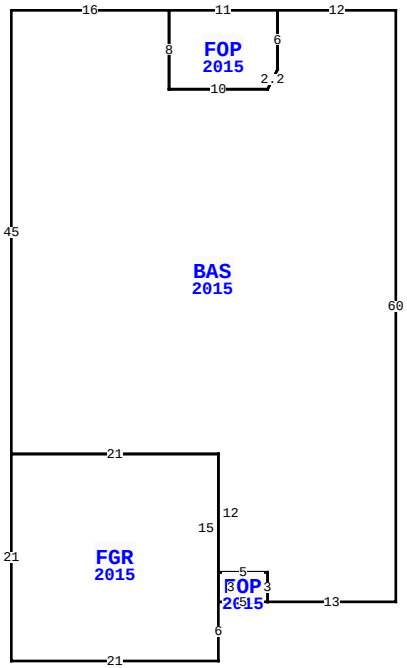
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	2015	1,923	217,921
FGR	441	55	2015	243	27,538
FOP	15	30	2015	4	453
FOP	87	30	2015	26	2,946
TOTALS	2,466			2,196	248,859

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	113.1900	118.85	260,995	2015	2015	0	0	0	4.65	95.35

1 SINGLE FAM 0% - 0 Heated Area: 1923 HX Base Yr



95000 CHESTWICK 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	248,859
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	333,859
SOH/AGL Deduction	2,468
ASSESSED VALUE	331,391
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	331,391
TOTAL JUST VALUE	333,859
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530897	CO ISSUED	0	11/30/2015
B1530897	NEW CONSTR	237,295	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2020/1268	12/23/2015	SW	Q	I	01	209,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: OLSEN ALFRED & BETT						
1978/0266	4/01/2015	SW	Q	V	05	758,500
GRANTOR: JP TIMBER LAKES LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W12 FOP=[YR=2015] W11 S8 E10 U2 R1 N6$ S6 D2 L1 W10 N8 W16 S45 FGR=[YR=2015] S21 E21 N6 FOP=[YR=2015] 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	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