LOT 116
TIMBERLAKE PHASE 1 PBK 8/95

FARGO MONA L
95006 CHESWICK OAKS DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0100-0116-0000

BUILDING CHARACTERISTICS

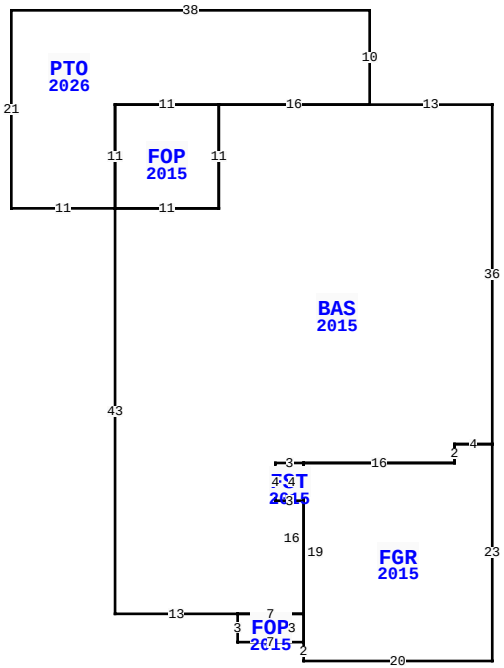
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,711	100	2015	1,711	191,711
FGR	428	55	2015	235	26,331
FOP	21	30	2015	6	672
FOP	121	30	2015	36	4,033
FST	12	55	2015	7	785
PTO	501	5	2026	25	2,801
TOTALS	2,794			2,020	226,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,020	111.9160	117.51	237,370	2015	2015	0	0	0	4.65	95.35

1 SINGLE FAM 100% - 2022 Heated Area: 1711 HX Base Yr 2022



95006 CHESWICK OAKS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,332
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		311,332
SOH/AGL Deduction		27,302
ASSESSED VALUE		284,030
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		227,619
TOTAL JUST VALUE		311,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530600	CO ISSUED	0	10/14/2015
B1530600	NEW CONSTR	213,478	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2474/0417	6/25/2021	WD	Q	I	02	280,000
GRANTOR: PRATT STEVEN M & AMAN						
GRANTEE: FARGO MONA L & STEV						
2010/0158	10/19/2015	SW	Q	I	01	190,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: PRATT STEVEN M & AM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] W13 W16 S11 W11 S43 E13 E7 N16 E16 N2 E4 N36 $
FGR=[YR=2015;ORIG=-20,57] S2 E20 N23 W4 S2 W16 S19 $
FOP=[YR=2015;ORIG=-29,0] W11 S11 E11 N11 $
FOP=[YR=2015;ORIG=-27,54] S3 E7 N3 W7 $
FST=[YR=2015;ORIG=-20,38] W3 S4 E3 N4 $
PTO=[YR=2026;ORIG=-13,-10] W38 S21 E11 N11 E11 E16 N10 $
.

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