LOT 125
TIMBERLAKE PHASE 1 PBK 8/95

RILEY TERRY & PATRICIA
95016 CHESWICK DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0100-0125-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

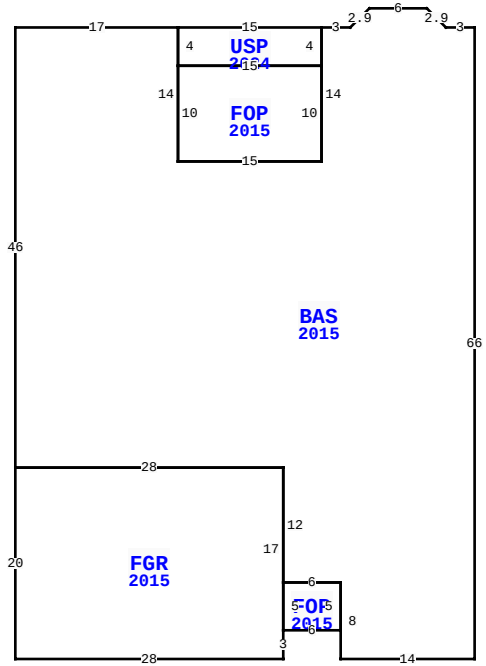
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,366	100	2015	2,366	249,917
FGR	560	55	2015	308	32,533
FOP	30	30	2015	9	951
FOP	150	30	2015	45	4,753
USP	60	30	2024	18	1,901
TOTALS	3,166			2,746	290,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,746	105.5040	110.78	304,202	2015	2015	0	0	0	4.65	95.35

1 SINGLE FAM 100% - 2020 Heated Area: 2366 HX Base Yr 2020



95016 CHESWICK 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		290,057
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		375,057
SOH/AGL Deduction		124,158
ASSESSED VALUE		250,899
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		199,488
TOTAL JUST VALUE		375,057
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230011823	SCRN ROOM	3,500	09/15/2023
B1529954	NEW CONSTR	291,629	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2276/1872	5/24/2019	WD	Q	I	02	275,000
GRANTOR: ZACCAGNINO JOSEPH A J						
GRANTEE: RILEY TERRY & PATRI						
2025/1081	1/22/2016	SW	Q	I	01	260,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ZACCAGNINO JOSEPH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] W3 U2L2 W6 D2L2 W3 S14 W15 N14 W17 S46 E28 S12 E6 S8 E14 N66 $
FGR=[YR=2015;ORIG=-48,46] S20 E28 N3 N17 W28 $
FOP=[YR=2015;ORIG=-31,4] S10 E15 N10 W15 $
FOP=[YR=2015;ORIG=-20,63] E6 N5 W6 S5 $
USP=[YR=2024;ORIG=-16,0] W15 S4 E15 N4 $
.

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	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 12/11/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS