LOT 127
TIMBERLAKE PHASE 1 PBK 8/95

SATCHER MICHAEL L & SHEILA L
1901 A P ROPER RD
GREENSBORO, GA 30642

2026

29-2N-28-0100-0127-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

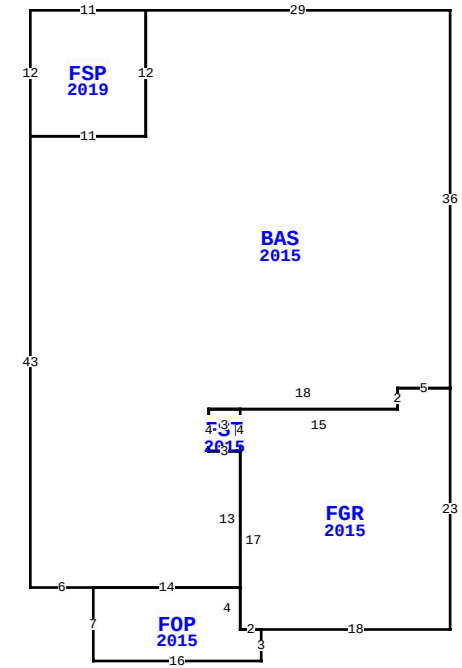
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,706	100	2015	1,706	197,673
FGR	442	55	2015	243	28,156
FOP	104	30	2015	31	3,592
FSP	132	40	2019	53	6,141
FST	12	55	2015	7	811
TOTALS	2,396			2,040	236,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,040	115.7380	121.52	247,901	2015	2015	0	0	0	4.65	95.35

1 SINGLE FAM 0% - 2026 Heated Area: 1706 HX Base Yr



95028 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	236,374
TOTAL MARKET OB/XF VALUE	47,500
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	368,874
SOH/AGL Deduction	0
ASSESSED VALUE	368,874
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	368,874
TOTAL JUST VALUE	368,874
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	361,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2013227	SWIM POOL-SOLAR H	4,600	01/06/2021
B2001544	SWIM POOL	32,000	02/20/2020
B1530691	CO ISSUED	0	10/19/2015
B1530691	NEW CONSTR	214,800	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2835/55	12/12/2025	WD	Q	I	02	460,000
GRANTOR: KELLY MADELINE						
GRANTEE: SATCHER MICHAEL L &						
2416/1097	11/14/2020	WD	U	I	11	100
GRANTOR: KELLY MADELINE						
GRANTEE: KELLY MADELINE TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W29 FSP=[YR=2019] W11 S12 E11 N12$ S12 W11 S43 E6 FOP=[YR=2015] S7 E16N3 FGR=[YR=2015] E18 N23 W5 S2 W15 FST=[YR=2015] S4 W3 N4 E3$ W3 S4 E3 S17 E2$ W2 N4 W14$ E14 N13 W3 N4 E18 N2 E5 N36$.

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
7	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 47,500

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