LOT 129
TIMBERLAKE PHASE 1 PBK 8/95

RM2 SFR A LP
600 GALLERIA PARKWAY SUITE 300
ATLANTA, GA 30339

2026

29-2N-28-0100-0129-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

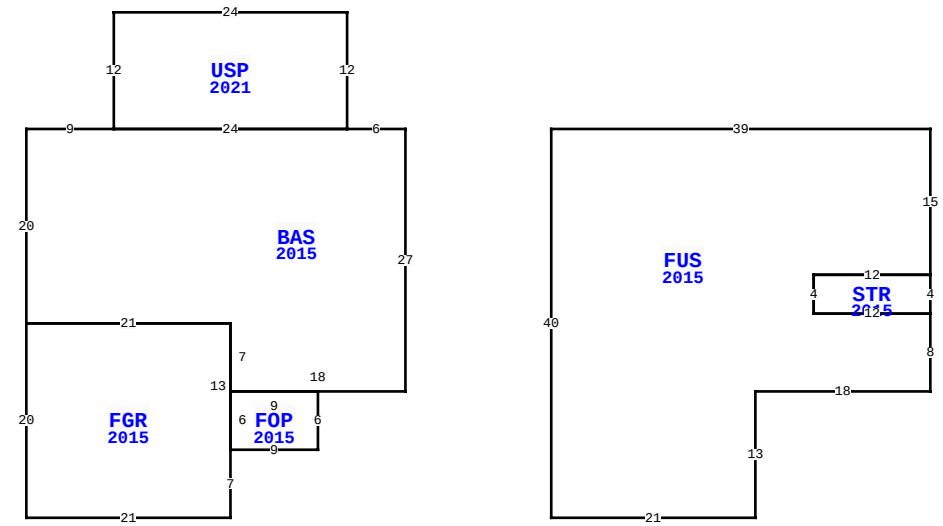
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	4144.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	906	100	2015	906	93,238
FGR	420	55	2015	231	23,773
FOP	54	30	2015	16	1,646
FUS	1,278	100	2015	1,278	131,520
STR	48	10	2015	5	515
USP	288	30	2021	86	8,850
TOTALS	2,994			2,522	259,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,522	102.6240	107.76	271,771	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 0% - 2025 Heated Area: 2184 HX Base Yr



95127 TIMBERLAKE 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	259,541
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	344,541
SOH/AGL Deduction	0
ASSESSED VALUE	344,541
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	344,541
TOTAL JUST VALUE	344,541
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2007535	SCRN ROOMR	7,196	10/01/2020
B1530647	NEW CONSTR	264,946	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2734/1428	8/26/2024	WD	Q	I	01	362,000
GRANTOR: MAYBERRY STEPHANIE						
GRANTEE: RM2 SFR A LP						
2521/1209	12/14/2021	QC	U	I	11	100
GRANTOR: MAYBERRY STEPHANIE &						
GRANTEE: MAYBERRY STEPHANIE						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2015;ORIG=15,0] E39 S15 W12 S4 E12 S8 W18 S13 W21 N40 $
BAS=[YR=2015;ORIG=0,0] W6 W24 W9 S20 E21 S7 E18 N27 $
FGR=[YR=2015;ORIG=-39,20] S20 E21 N7 N13 W21 $
USP=[YR=2021;ORIG=-6,0] N12 W24 S12 E24 $
FOP=[YR=2015;ORIG=-18,33] E9 N6 W9 S6 $
STR=[YR=2015;ORIG=54,15] S4 W12 N4 E12 $
PTR=[ORIG=0,0] E15 W15 $
.

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	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