LOT 130
TIMBERLAKE PHASE 1 PBK 8/95

CAO MISTY
95123 TIMBERLAKE DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0100-0130-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

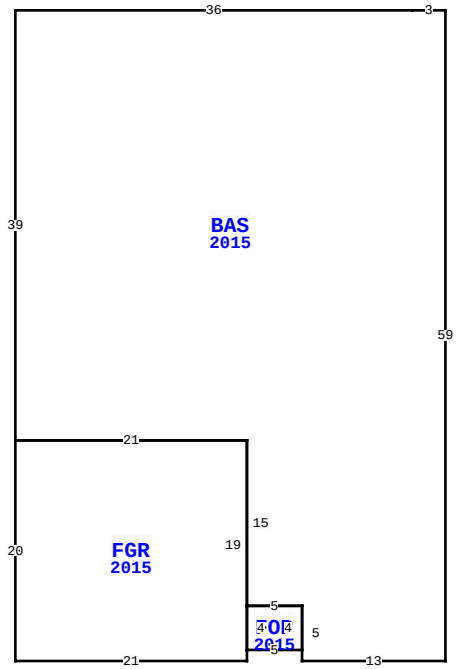
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	4144.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2015	1,856	193,147
FGR	420	55	2015	231	24,039
FOP	20	30	2015	6	625
TOTALS	2,296			2,093	217,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,093	103.7820	108.97	228,074	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2017 Heated Area: 1856 HX Base Yr 2017



95123 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		217,811
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		352,811
SOH/AGL Deduction		133,587
ASSESSED VALUE		219,224
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		162,813
TOTAL JUST VALUE		352,811
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240010314	IN GROUND SWIMMIN	81,588	09/06/2024
B1530649	CO ISSUED	0	10/22/2015
B1530649	NEW CONSTR	228,170	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2827/65	11/03/2025	QC	U	I	11	100
GRANTOR: CAO ALEXXA JOY						
GRANTEE: CAO MISTY JOY						
2609/0155	12/19/2022	PR	U	I	11	100
GRANTOR: CAO MISTY PR OF JOHN						
GRANTEE: CAO MISTY L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] W3 W36 S39 E21 S15 E5 S5 E13 N59 $
FGR=[YR=2015;ORIG=-39,39] S20 E21 N1 N19 W21 $
FOP=[YR=2015;ORIG=-18,58] E5 N4 W5 S4 $
.

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
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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 12/17/2024 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS