LOT 132
TIMBERLAKE PHASE 1 PBK 8/95

KINGDOM CATALYST 9:11 PROPERTIES LLC
98137 LITTLE PINEY ISLAND POIN
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0100-0132-0000

BUILDING CHARACTERISTICS

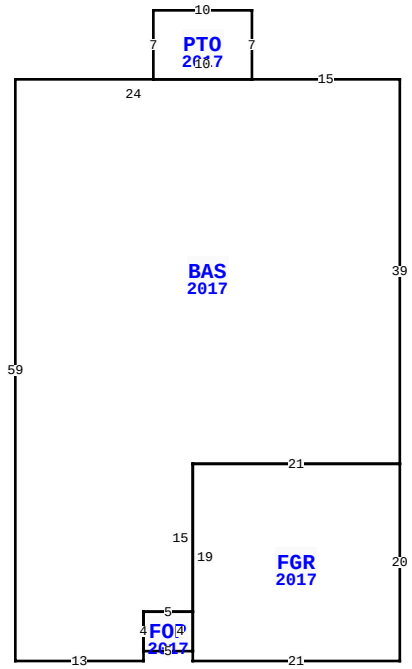
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	4144.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2017	1,856	198,125
FGR	420	55	2017	231	24,659
FOP	20	30	2017	6	641
PTO	70	5	2017	4	427
TOTALS	2,366			2,097	223,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,097	105.3500	110.62	231,970	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 0% - 2026 Heated Area: 1856 HX Base Yr



95117 TIMBERLAKE 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	223,851
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	308,851
SOH/AGL Deduction	0
ASSESSED VALUE	308,851
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	308,851
TOTAL JUST VALUE	308,851
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632833	CO ISSUED	0	02/03/2017
B1632833	NEW CONSTR	230,285	08/12/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2839/587	12/18/2025	WD	Q	I	01	316,000
GRANTOR: SWARINGEN GREGORY B &						
GRANTEE: KINGDOM CATALYST 9:						
2392/0338	9/08/2020	WD	Q	I	01	248,000
GRANTOR: WELLING LEVI & MARILO						
GRANTEE: SWARINGEN GREGORY B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W15 PTO=[YR=2017] N7 W10 S7 E10$ W24 S59 E13 N1 FOP=[YR=2017] E5 FGR=[YR=2017] S1 E21 N20 W21 S19$ N4 W5 S4$ N4 E5 N15 E21 N39$.

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	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 06/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS