LOT 137
IN OR 2100/697
TIMBERLAKE PHASE 1 PBK 8/95

SOUN SARAH/USTICK RYAN
3130 BUENOS AIRES PL UNIT 15
DULLES, VA 20189

2026

29-2N-28-0100-0137-0000

BUILDING CHARACTERISTICS

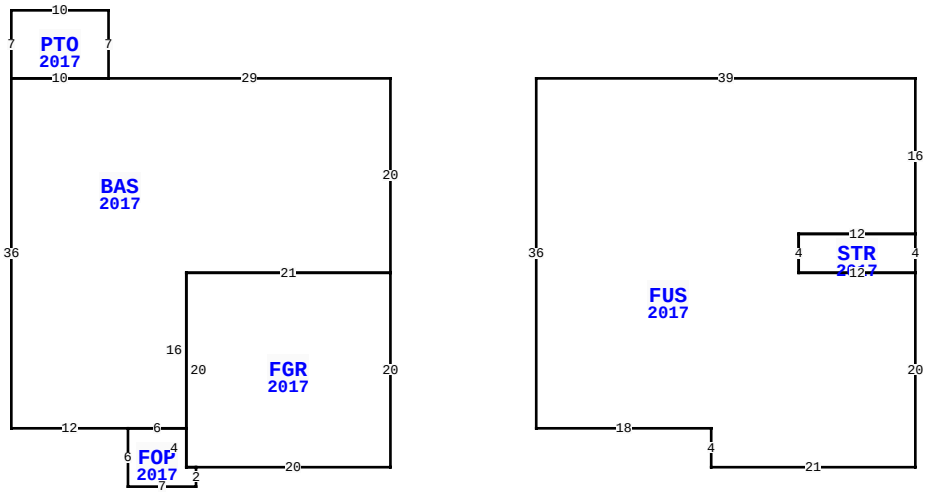
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	1,068	100	2017	1,068	111,060
FGR	420	55	2017	231	24,022
FOP	38	30	2017	11	1,144
FUS	1,440	100	2017	1,440	149,743
PTO	70	5	2017	4	416
STR	48	10	2017	5	520
TOTALS	3,084			2,759	286,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,759	102.6240	107.76	297,310	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 0% - 0 Heated Area: 2508 HX Base Yr



95105 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	286,904
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	371,904
SOH/AGL Deduction	0
ASSESSED VALUE	371,904
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	371,904
TOTAL JUST VALUE	371,904
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	363,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP161151	CO ISSUED	0	01/31/2017
B1632645	NEW CONSTR	303,283	07/12/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2100/0697	2/08/2017	SW	Q	I	01	215,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: SOUN SARAH & RYAN U						
2033/1234	3/10/2016	SW	Q	V	05	324,800
GRANTOR: JP TIMBER LAKES LLC						
GRANTEE: D R HORTON INC JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W29 PTO=[YR=2017] N7 W10 S7 E10$ W10 S36 E12 FOP=[YR=2017] S6 E7 N2 FGR=[YR=2017] E20 N20 W21 S20 E1$ W1 N4 W6$ E6 N16 E21 N20$ PTR= E15 FUS=[YR=2017] E39 S16 STR=[YR=2017] S4 W12 N4 E12$ W12 S4 E12 S20 W21 N4 W18 N36$ W15$.

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 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