LOT 139
IN OR 2016/1167
TIMBERLAKE PHASE 1 PBK 8/95

GREEN DAISY & THOMAS B
95097 TIMBERLAKE DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0100-0139-0000

BUILDING CHARACTERISTICS

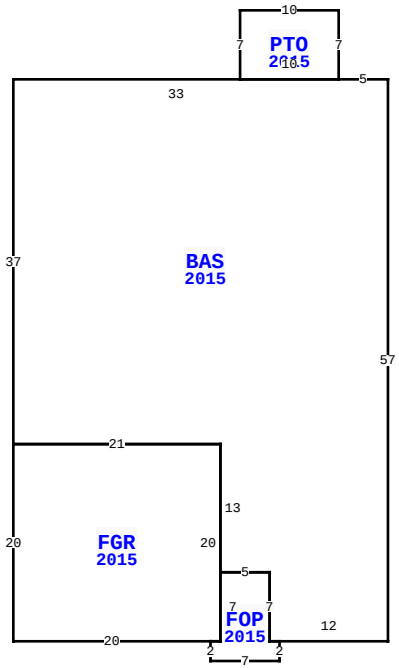
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,711	100	2015	1,711	179,741
FGR	420	55	2015	231	24,267
FOP	49	30	2015	15	1,576
PTO	70	5	2015	4	420
TOTALS	2,250			1,961	206,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,961	104.7620	110.00	215,710	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2016 Heated Area: 1711 HX Base Yr 2016



95097 TIMBERLAKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		206,003
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		291,003
SOH/AGL Deduction		121,604
ASSESSED VALUE		169,399
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		117,988
TOTAL JUST VALUE		291,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531001	NEW CONSTR	213,708	08/01/2015
P1518645	NEW CONSTR	0	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2016/1167	11/30/2015	SW	Q	I	01	167,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GREEN DAISY & THOMA						
1993/1877	7/23/2015	SW	Q	V	01	44,300
GRANTOR: JP TIMBER LAKES LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W5 PTO=[YR=2015] N7 W10 S7 E10$ W33 S37
FGR=[YR=2015] S20 E20 FOP=[YR=2015] S2 E7 N2 W1 N7 W5 S7 W1$
E1 N20 W21$ E21 S13 E5 S7 E12 N57$.

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	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 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