LOT 152
IN OR 2016/1893
TIMBERLAKE PHASE 1 PBK 8/95

RAMOS VINCENTE/QUINTERO NORA LISSETH AYALA ET AL
95043 TIMBERLAKE DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0100-0152-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

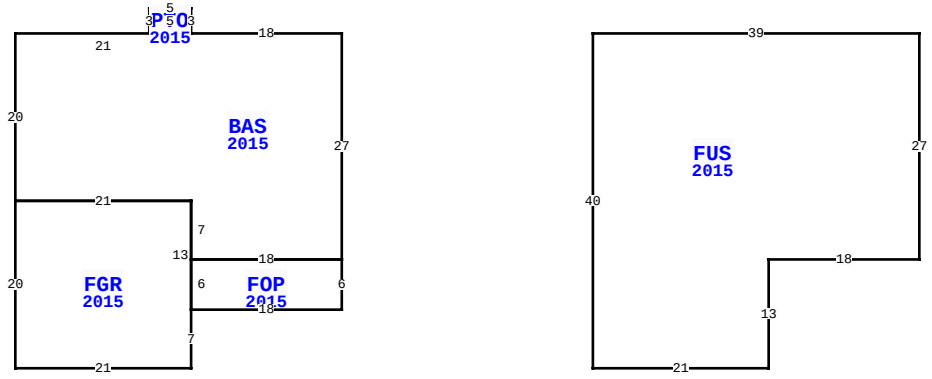
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	95,063
FGR	420	55	2015	231	24,238
FOP	108	30	2015	32	3,358
FUS	1,326	100	2015	1,326	139,132
PTO	15	5	2015	1	105
TOTALS	2,775			2,496	261,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,496	104.6400	109.87	274,236	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2022 Heated Area: 2232 HX Base Yr 2022



95043 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		261,895
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		346,895
SOH/AGL Deduction		44,226
ASSESSED VALUE		302,669
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		251,258
TOTAL JUST VALUE		346,895
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529944	NEW CONSTR	261,943	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2016/1893	11/25/2015	SW	Q	I	01	195,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: RAMOS VINCENTE ET A						
1958/0374	1/15/2015	SW	Q	V	05	643,000
GRANTOR: JP TIMBER LAKES LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W18 PTO=[YR=2015] N3 W5 S3 E5 $ W21 S20
FGR=[YR=2015] S20 E21 N7 FOP=[YR=2015] E18 N6 W18 S6 $ N13
W21 $ E21 S7 E18 N27 $ PTR=E30 FUS=[YR=2015] E39 S27 W18 S13
W21 N40 $ W30 $.

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	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