

LAUER SEAN
95025 TIMBERLAKE DR
FERNANDINA BEACH, FL 32034

29-2N-28-0100-0153-0000

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

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

183,270

FGR

420

55

2015

231

24,743

FOP

49

30

2015

15

1,606

PTO

20

5

2015

1

107

TOTALS

2,200

1,958

209,727

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

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

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 0.00

Total Land Value: 85,000

Market: 0

Agricultural: 0

Common: 85,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,958

106.8200

112.16

219,609

2015

2015

0

0

4.50

95.50

1 SINGLE FAM

100% - 2025

Heated Area: 1711

HX Base Yr 2025

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/23/2025

MLU

TOTAL OB/XF

0

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

209,727

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

85,000

TOTAL MARKET VALUE

294,727

SOH/AGL Deduction

0

ASSESSED VALUE

294,727

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

243,316

TOTAL JUST VALUE

294,727

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

290,522

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

2713/92

5/13/2024

WD Q

I

01

330,000

GRANTOR: HUMPHREY VICTORIA & C

GRANTEE: LAUER SEAN

2005/1173

9/25/2015

SW Q

I

01

170,000

GRANTOR: D R HORTON INC-JACKSON

GRANTEE: HUMPHREY VICTORIA &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W6 PTO=[YR=2015] N4 W5 S4 E5 \$ W32 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 \$.