LOT 154
TIMBERLAKE PHASE 1 PBK 8/95

PROGRESS JACKSONVILLE LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2026

29-2N-28-0100-0154-0000

BUILDING CHARACTERISTICS

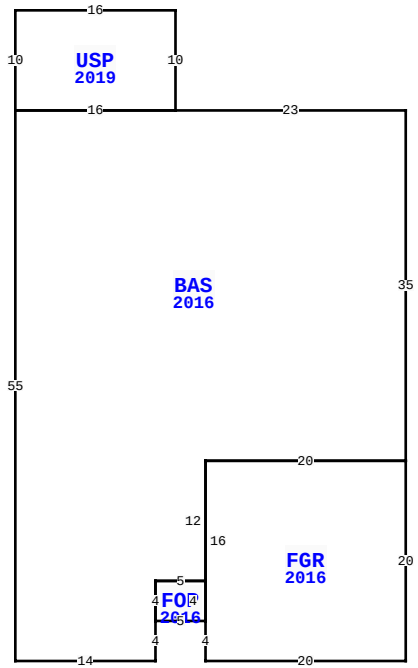
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,705	100	2016	1,705	182,748
FGR	400	55	2016	220	23,580
FOP	20	30	2016	6	643
USP	160	30	2019	48	5,145
TOTALS	2,285			1,979	212,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,979	106.3300	111.65	220,955	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 0% - 2024 Heated Area: 1705 HX Base Yr



95017 TIMBERLAKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	212,117
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	297,117
SOH/AGL Deduction	0
ASSESSED VALUE	297,117
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,117
TOTAL JUST VALUE	297,117
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631962	CO ISSUED	0	07/28/2016
B1631962	NEW CONSTR	0	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2622/1164	2/27/2023	WD	Q	I	01	340,000
GRANTOR: DECIMA BENNETT						
GRANTEE: PROGRESS JACKSONVIL						
2408/1702	11/13/2020	WD	Q	I	01	246,000
GRANTOR: PALLEN MICHAEL A						
GRANTEE: DECIMA BENNETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W23 USP=[YR=2019] N10 W16 S10 E16$ W16 S55 E14 N4 FOP=[YR=2016] E5FGR=[YR=2016] S4 E20 N20 W20 S16$ N4W5 S4$ N4 E5 N12 E20 N35$.

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