IN OR 1745/1720
EX ESMT PT OR 1483/426

FLANAGAN TIMOTHY L
96026 AZALEA LN
FERNANDINA BEACH, FL 32034

2026

46-3N-28-0000-0003-0030

BUILDING CHARACTERISTICS

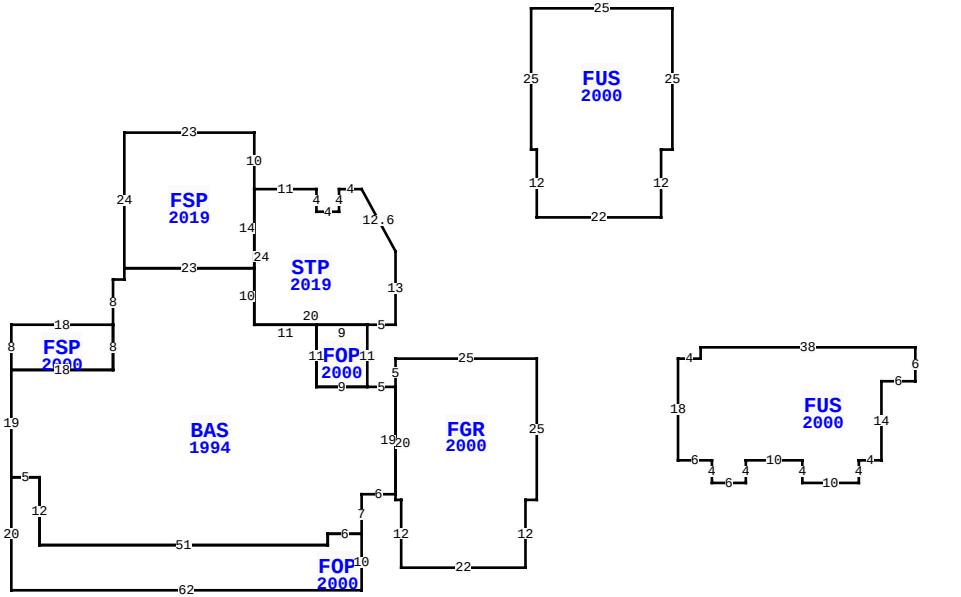
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD 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	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,474	100	1994	2,474	420,008
FGR	889	55	2000	489	83,017
FOP	99	30	2000	30	5,093
FOP	568	30	2000	170	28,861
FSP	144	40	2000	58	9,847
FSP	552	40	2019	221	37,519
FUS	812	100	2000	812	137,852
FUS	889	100	2000	889	150,925
STP	551	10	2019	55	9,337
TOTALS	6,978			5,198	882,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	5,198	144.5387	200.91	1,044,330	1994	1994	0	0	0	15.50	84.50

1 SNGL FAM 100% - 2001 Heated Area: 4175 HX Base Yr 2001



96026 AZALEA LN, FERNANDINA BEACH

BLD DATE		LGL DATE	05/07/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		882,459
TOTAL MARKET OB/XF VALUE		94,663
TOTAL LAND VALUE - MARKET		273,000
TOTAL MARKET VALUE		1,250,122
SOH/AGL Deduction		578,382
ASSESSED VALUE		671,740
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		620,329
TOTAL JUST VALUE		1,250,122
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,085,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1811371	ADDITION	12,977	11/14/2018
B018013	SWIM POOL	25,000	02/01/2001
96639	NEW CONSTR	370,000	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1745/1720	6/24/2011	QC	U	I	11	100
GRANTOR: VIEIRA SHERRY L						
GRANTEE: FLANAGAN TIMOTHY L						
0859/1955	12/22/1998	WD	Q	I		260,000
GRANTOR: BRYAN DAVID III & NAN						
GRANTEE: FLANAGAN TIMOTHY &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2000] W25 S5 BAS=[YR=1994] W5 FOP=[YR=2000] N11 STP=[YR=2019] E5 N13 U11 L6 W4 S4 W4 N4 W11 FSP=[YR=2019] N10 W23 S24 E23 N14$ S24 E20$ W9 S11 E9 $ W9 N11 W11 N10 W23 S2 W2 S8 FSP=[YR=2000] W18S8 E18 N8 $ S8 W18S19 FOP=[YR=2000] S20 E62 N10 W6 S2W51 N12 W5 $ E5 S12 E51 N2 E6 N7 E6 N19 $ S20 E1 S12E22 N12 E2 N25 PTR= E25 FUS=[YR=2000] E4 N2E38 S6 W6 S14 W4 S4 W10 N4 W10S4 W6 N4 W6 N18 $ W25 $ PTR= N25 FUS=[YR=2000] N12 W1 N25 E25 S25 W2 S12 W22 $ S25 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905	
6	0860	POOL/SPA	0	100	32	0	1.00	UT	50,000.00	50,000.00	100	2001	2001	04	85	42,500	
8	0300	BOAT DCK W	0	100	380	5	1,900.00	SF	40.00	40.00	100	2002	2002	3	28	21,280	
9	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2002	2002	3	28	1,456	
10	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2002	2002	3	20	180	
11	0350	CARPORT WD	0	100	18	29	522.00	SF	13.00	13.00	100	2002	2002	3	20	1,357	
15	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2002	2002	3	20	300	
16	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2002	2002	3	20	400	
17	0920	CWALL-WD/M	0	100	0	0	275.00	LF	390.00	390.00	100	2002	2002	3	20	21,450	

LAND DESCRIPTION

TOTAL OB/XF 94,663

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	000131	C	RES CREEK	100		RSF-	1204.00	304.00	1.56	AC		1.00	1.00	1.00	175,000.00	175,000.00	273,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.56 Total Land Value: 273,000 Market: 0 Agricultural: 0 Common: 273,000 PRINTED 07/09/2026 BY SYS