

NELL BROCK & LACEY M
55025 COUNTRREE LIFE WAY
CALLAHAN, FL 32011

29-2N-28-0100-0141-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND	VALUATION SUMMARY																		
Exterior Wall		05	AVERAGE 70							0100	01	2,002	113.6016	102.53	205,265	2015	2015		0	0	3.00	97.00	VALUATION BY					STANDARD											
Exterior Wall		10	ABOVE AVG 30							1 SINGLE FAM - 0% - 2023										Heated Area: 1752										HX Base Yr									
Roof Structure		03	GABLE/HIP 100																	Tax Group: 4										Tax Dist:									
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE										199,107									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE										14,228									
Interior Floor		12	HARDWOOD 50																	TOTAL LAND VALUE - MARKET										75,000									
Interior Floor		14	CARPET 50																	TOTAL MARKET VALUE										288,335									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction										0									
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE										288,335									
Bedrooms		4	100																	TOTAL EXEMPTION VALUE										0									
Bathrooms		2	100																	BASE TAXABLE VALUE										288,335									
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE										288,335									
Stories		1.	1. 100							NCON VALUE										0																			
Units			0 100							INCOME VALUE																													
Occupancy		00	NONE 100							PREVIOUS YEAR MKT VALUE										238,443																			
Quality		04	Quality Level 04																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA				04																																
NEIGHBORHOOD/LOC		4144.0100																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,752	100	1,752	174,244																																			
FGR	416	55	229	22,775																																			
FOP	21	30	6	597																																			
PTO	304	5	15	1,492																																			
TOTALS	2,493		2,002	199,107																																			
EXTRA FEATURES					95105 TURNSTONE CT, FERNANDINA BEACH										BLD DATE				LGL DATE																				
															XF DATE				LAND DATE																				
															INC DATE				AG DATE																				
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																								
1	0810	CONCRETE A	0 0	0 0	818.00	SF	6.50	6.50	100	2015	2015	3	96	5,104																									
2	0810	CONCRETE A	0 0	0 0	42.00	SF	6.50	6.50	100	2015	2015	3	96	262																									
3	0855	CONC PAVER	0 0	0 0	445.00	SF	10.00	10.00	100	2016	2016	3	97	4,317																									
4	0476	VF 6 SBPL	0 0	0 0	145.00	LF	32.00	32.00	100	2016	2016	3	92	4,269																									
5	0470	VNYL GATE	0 0	0 0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276																									
TOTAL OB/XF 14,228																																							
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															
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																						
REVIEW DATE 03/03/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																							