LOT 142 IN OR 2069/1340
TIMBERLAKE PHASE 1 PBK 8/95

BALASUBRAMANIAM RAMESHWARA
23816 MULLHOLLAND HWY
CALABASAS, CA 91302

**2023**

**29-2N-28-0100-0142-0000**

## BUILDING CHARACTERISTICS

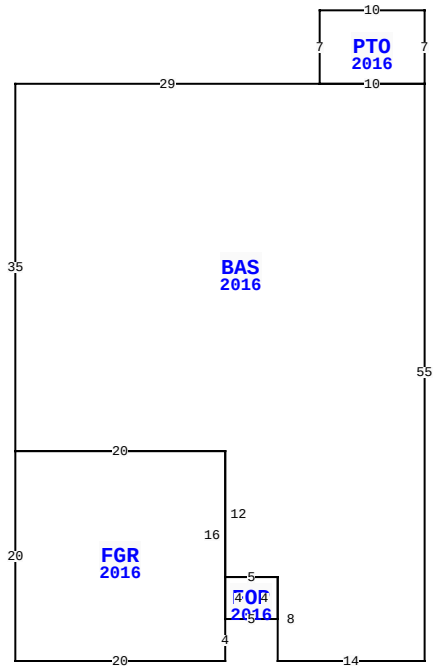
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 10 | ABOVE AVG 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| 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 | 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 | 1,705 | 100 | 1,705 | 166,570 |
| FGR | 400 | 55 | 220 | 21,493 |
| FOP | 20 | 30 | 6 | 586 |
| PTO | 70 | 5 | 4 | 391 |
| TOTALS | 2,195 | | 1,935 | 189,040 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,935 | 111.0291 | 100.20 | 193,887 | 2016 | 2016 | 0 | 0 | 0 | 2.50 | 97.50 |

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




95109 TURNSTONE CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| 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 | 189,040 |
| TOTAL MARKET OB/XF VALUE | 3,096 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 267,136 |
| SOH/AGL Deduction | 52,324 |
| ASSESSED VALUE | 214,812 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 214,812 |
| TOTAL JUST VALUE | 267,136 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 224,383 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1631961 | NEW CONSTR | 211,832 | 03/01/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2069/1340 | 8/29/2016 | SW | Q | I | 01 | 177,000 |
| GRANTOR: D R HORTON INC JACKSO | | | | | | |
| GRANTEE: BALASUBRAMANIAM RAM | | | | | | |
| 2033/1234 | 3/10/2016 | SW | Q | V | 05 | 324,800 |
| GRANTOR: JP TIMBER LAKES LLC | | | | | | |
| GRANTEE: D R HORTON INC JACK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2016] W10 S7 BAS=[YR=2016] W29 S35 FGR=[YR=2016] S20 E20 N4 FOP=[YR=2016] E5 N4 W5 S4$ N16 W20$ E20 S12 E5 S8 E14 N55 W10$ E10 N7$.

## 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 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 565.00 | SF | 5.20 | 5.20 | 100 | 2016 | 2016 | 3 | 97 | 2,850 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 39.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 97 | 246 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,096

| 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 | 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 01/18/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS