LOT 144
IN OR 2070/407
TIMBERLAKE PHASE 1 PBK 8/95

PHILIPPI BRIAN A
95117 TURNSTONE CT
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0144-0000

BUILDING CHARACTERISTICS

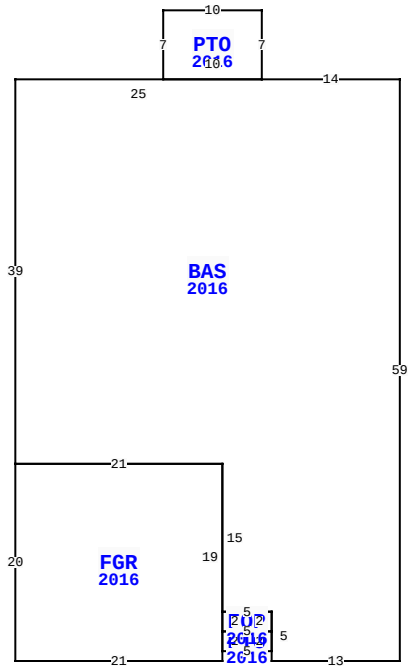
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,856	100	1,856	179,657
FGR	420	55	231	22,361
FOP	10	30	3	291
PTO	10	5	0	0
PTO	70	5	4	387
TOTALS	2,366		2,094	202,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,094	110.0001	99.28	207,892	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1856 HX Base Yr 2017



95117 TURNSTONE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		202,695
TOTAL MARKET OB/XF VALUE		8,983
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		286,678
SOH/AGL Deduction		119,340
ASSESSED VALUE		167,338
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		117,338
TOTAL JUST VALUE		286,678
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631963	CO ISSUED	0	07/28/2016
B1631963	NEW CONSTR	230,284	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2070/0407	9/06/2016	SW	Q	I	01	190,500
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: PHILIPPI BRIAN A						
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

BAS=[YR=2016] W14 PTO=[YR=2016] N7 W10 S7 E10$ W25 S39 FGR=[YR=2016] S20 E21 N1 PTO=[YR=2016] E5 N2 FOP=[YR=2016] N2 W5 S2 E5$ W5 S2$ N19 W21$ E21 S15 E5 S5 E13 N59$.

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	100	0	0	572.00	SF	5.20	5.20	100	2016	2016	3	97	2,885	
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2016	2016	3	97	189	
3	0476	VF 6 SBPL	0	100	0	0	185.00	LF	32.00	32.00	100	2018	2018	3	95	5,624	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 8,983

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 08/03/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS