

LOT 146
IN OR 2235/721
TIMBERLAKE PHASE 1 PBK 8/95

DONNELLY JERMAINE M & APRIL L
95120 TURNSTONE CT
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0146-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	981	100	981	93,492
FGR	420	55	231	22,015
FOP	30	30	9	857
FUS	1,401	100	1,401	133,519
PTO	380	5	19	1,811
TOTALS	3,212		2,641	251,694

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	636.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	95.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	
4	0462	ST/AL FNC	0	100	100	0	400.00	SF	10.00	10.00	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,641	108.8640	98.25	259,478	2015	2015	0	0	0	3.00	97.00	
1 SINGLE FAM - 100% - 2019 Heated Area: 2382 HX Base Yr 2019													

95120 TURNSTONE CT, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		251,694	
TOTAL MARKET OB/XF VALUE		9,884	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		336,578	
SOH/AGL Deduction		103,999	
ASSESSED VALUE		232,579	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		182,579	
TOTAL JUST VALUE		336,578	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		280,154	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529946	NEW CONSTR	274,395	02/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2235/0721	11/05/2018	WD	Q	I	01	245,000
GRANTOR: HOUTZ JUSTIN M & KELL						
GRANTEE: DONNELLY JERMAINE M						
2025/1061	1/21/2016	SW	Q	I	01	189,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HOUTZ JUSTIN M & KE						

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2019] N10 W38 S10 E38\$ BAS=[YR=2015] W38 S33 E11 FOP=[YR=2015] S5 E6 FGR=[YR=2015] S2 E21 N20 W21 S18\$ N5 W6 \$ E6 N13 E21 N20 \$ PTR= E30 FUS=[YR=2015] E38 S40 W21 N7 W17 N33 \$ W30 \$.											