LOT 147
TIMBERLAKE PHASE 1 PBK 8/95

ALTO ASSET COMPANY 2 LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

2023

29-2N-28-0100-0147-0000

BUILDING CHARACTERISTICS

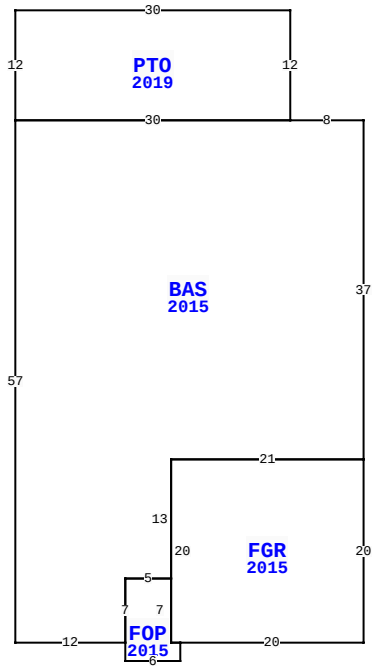
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,711	100	1,711	167,842
FGR	420	55	231	22,660
FOP	47	30	14	1,374
PTO	360	5	18	1,765
TOTALS	2,538		1,974	193,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,974	112.0581	101.13	199,631	2015	2015	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 0 Heated Area: 1711 HX Base Yr



95116 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	193,642
TOTAL MARKET OB/XF VALUE	9,011
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	277,653
SOH/AGL Deduction	55,379
ASSESSED VALUE	222,274
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,274
TOTAL JUST VALUE	277,653
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530413	NEW CONSTR	212,191	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2342/1397	2/21/2020	SW	U	I	30	484,300
GRANTOR: MUPR 3 ASSETS LLC						
GRANTEE: ALTO ASSET COMPANY						
2309/1348	10/02/2019	WD	Q	I	01	220,000
GRANTOR: BONE JOVAN J						
GRANTEE: MUPR 3 ASSETS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W8 PTO=[YR=2019] N12 W30 S12 E30$ W30 S57 E12 FOP=[YR=2015] S2 E6 N2 FGR=[YR=2015] E20 N20 W21 S20 E1$ W1 N7 W5 S7$ N7 E5 N13 E21 N37 $.

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	0810	CONCRETE A	0	0	0	0	544.00	SF	6.50	6.50	100	2015	2015	3	96	3,395	
2	0810	CONCRETE A	0	0	0	0	27.00	SF	6.50	6.50	100	2015	2015	3	96	168	
3	0476	VF 6 SBPL	0	0	0	0	75.00	LF	32.00	32.00	100	2016	2016	3	92	2,208	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276	
5	0462	ST/AL FNC	0	0	80	0	320.00	SF	10.00	10.00	100	2016	2016	3	84	2,688	
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 9,011

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	000134	C	SFR POND	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 KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS