LOT 148
TIMBERLAKE PHASE 1 PBK 8/95

MAYBERRY BRADLEY A
95112 TURNSTONE CT
FERNANDINA BEACH, FL 32034

**2023**

**29-2N-28-0100-0148-0000**

## NASSAU COUNTY PROPERTY



### 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 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| 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 |

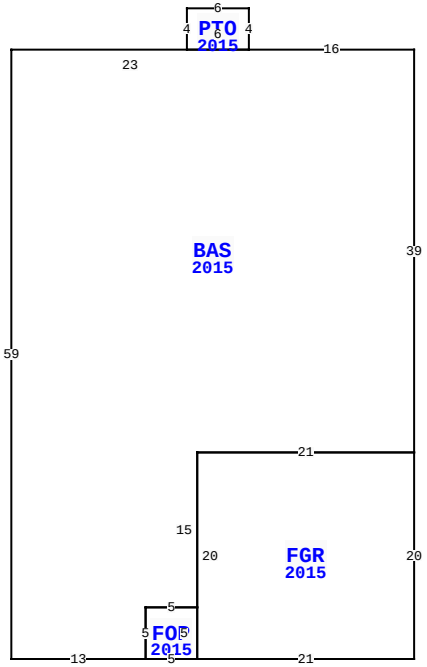
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4144.0100

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,856 | 100 | 1,856 | 180,572 |
| FGR | 420 | 55 | 231 | 22,474 |
| FOP | 25 | 30 | 8 | 778 |
| PTO | 24 | 5 | 1 | 97 |
| TOTALS | 2,325 | | 2,096 | 203,922 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,096 | 111.1320 | 100.30 | 210,229 | 2015 | 2015 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SINGLE FAM – 100% - 2022 Heated Area: 1856 HX Base Yr 2022




95112 TURNSTONE CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 203,922 |
| TOTAL MARKET OB/XF VALUE | | 3,763 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 282,685 |
| SOH/AGL Deduction | | 38,637 |
| ASSESSED VALUE | | 244,048 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 194,048 |
| TOTAL JUST VALUE | | 282,685 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 236,940 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1529952 | NEW CONSTR | 225,585 | 02/01/2015 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2497/1433 | 9/17/2021 | WD | Q | I | 01 | 269,900 |
| GRANTOR: JUNAK FAMILY TRUST | | | | | | |
| GRANTEE: MAYBERRY BRADLEY A | | | | | | |
| 1993/1256 | 7/24/2015 | SW | Q | I | 01 | 175,000 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: JUNAK FAMILY TRUST | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2015] W16 PTO=[YR=2015] N4 W6 S4 E6 $ W23 S59 E13 FOP=[YR=2015] E5 FGR=[YR=2015] E21 N20 W21 S20 $ N5 W5 S5 $ N5 E5 N15 E21 N39 $.

### 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 | 100 | 0 | 0 | 603.00 | SF | 6.50 | 6.50 | 100 | 2015 | 2015 | 3 | 96 | 3,763 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,763

| 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 | 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