LOT 151
TIMBERLAKE PHASE 1 PBK 8/95

NETHERLAND TYLER & CRYSTAL
2942 EASTWIND DR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0100-0151-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

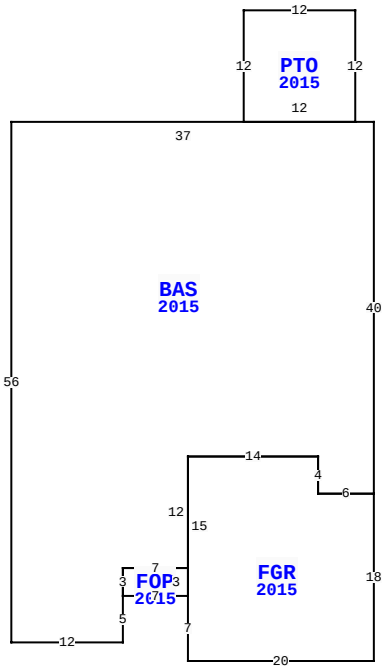
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,752	100	1,752	173,445
FGR	416	55	229	22,671
FOP	21	30	6	594
PTO	144	5	7	693
TOTALS	2,333		1,994	197,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,994	113.0871	102.06	203,508	2015	2015	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 0 Heated Area: 1752 HX Base Yr



95100 TURNSTONE CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	197,403
TOTAL MARKET OB/XF VALUE	9,328
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	281,731
SOH/AGL Deduction	55,856
ASSESSED VALUE	225,875
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,875
TOTAL JUST VALUE	281,731
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530414	CO ISSUED	0	08/27/2015
B1530414	NEW CONSTR	213,646	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2374/1148	7/07/2020	WD	Q	I	01	230,000
GRANTOR: KALLAS AMBER FKA AMBE						
GRANTEE: NETHERLAND TYLER &						
2001/0945	8/31/2015	SW	Q	I	01	167,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: KITCHKA AMBER L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W2 PTO=[YR=2015] N12 W12 S12 E12$ W37 S56 E12 N5 FOP=[YR=2015] E7 FGR=[YR=2015] S7 E20 N18 W6 N4 W14 S15$ N3 W7 S3$ N3 E7 N12 E14 S4 E6 N40$.

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	580.00	SF	6.50	6.50	100	2015	2015	3	96	3,619	
2	0810	CONCRETE A	0	0	0	0	45.00	SF	6.50	6.50	100	2015	2015	3	96	281	
3	0476	VF 6 SBPL	0	0	0	0	175.00	LF	32.00	32.00	100	2016	2016	3	92	5,152	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 9,328

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 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