

LOT 3
IN OR 1776/1323
F/K/A PT OF LOT 26 (S-2)

JOHNSON PAMELA W
95084 TURTLE LN
FERNANDINA BEACH, FL 32034

2023

45-2N-28-535J-0003-0000



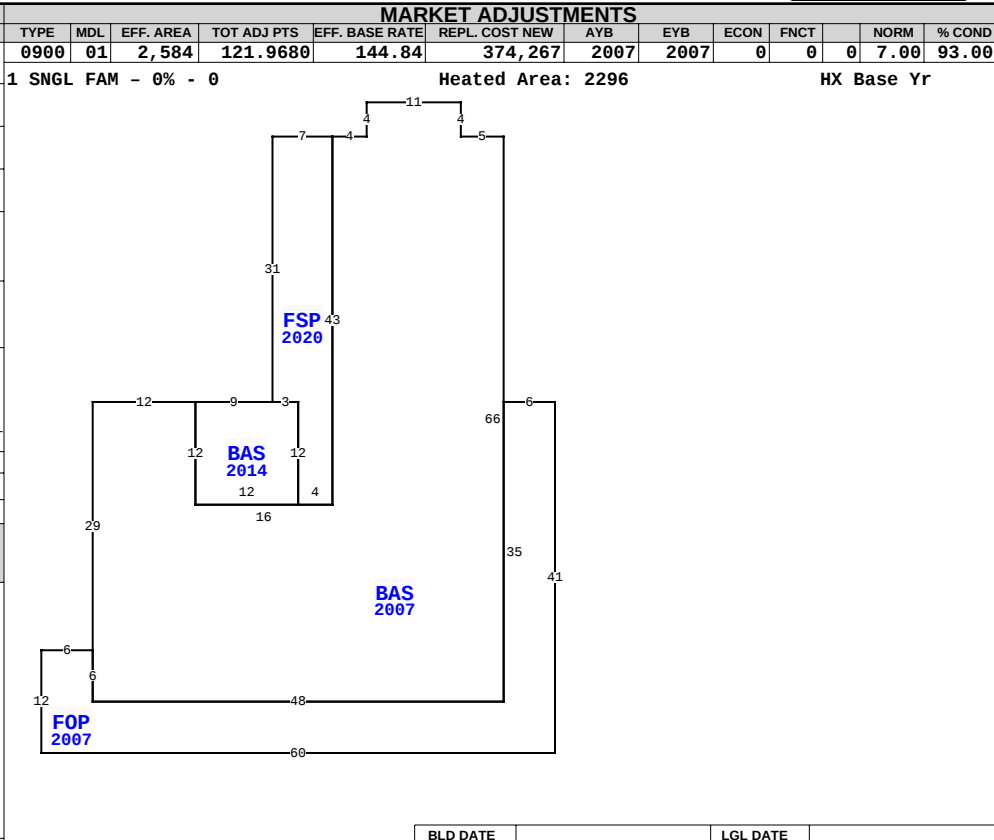
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	12 HARDWOOD 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
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	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,152	100	2,152	289,877
BAS	144	100	144	19,397
FOP	606	30	182	24,516
FSP	265	40	106	14,278
TOTALS	3,167		2,584	348,068

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0	0	18	20			35.00	100	2012

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	0		OR	0.00	0.00	2.72	AC	1.00



95082 TURTLE LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	348,068		
TOTAL MARKET OB/XF VALUE	8,946		
TOTAL LAND VALUE - MARKET	122,400		
TOTAL MARKET VALUE	479,414		
SOH/AGL Deduction	108,355		
ASSESSED VALUE	371,059		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	371,059		
TOTAL JUST VALUE	479,414		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	350,240		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26245	STORAGE BUILDING	7,500	08/02/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1776/1323	1/24/2012	WD U	I	I	30
GRANTOR: JOHNSON CLARA A					
GRANTEE: JOHNSON STEPHEN C &					
1584/1550	9/12/2008	WD U	I	I	01
GRANTOR: JOHNSON KYLE					
GRANTEE: JOHNSON CLARA					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2007] W5 N4 W11S4W4FSP=[YR=2020] W7 S31											
BAS=[YR=2014] W9 S12 E12 N12 W3\$ E3 S12 E4 N43\$S43W16N12W12											
S29FOP=[YR=2007] W6S12E60N41W6S35W48 N6\$S6E48N66\$.											