



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																										
Exterior Wall	10	ABOVE AVG 70	0100	01	2,094	111.1320	105.58	221,085	2015	2015	0	0	0	3.65	96.35	VALUATION SUMMARY																									
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 0% - 2023													Heated Area: 1856													HX Base Yr												
Roof Structure	03	GABLE/HIP 100														VALUATION BY													STANDARD												
Roof Cover	03	COMP SHNGL 100														Tax Group: 4													Tax Dist:												
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE													213,015												
Interior Floor	14	CARPET 70														TOTAL MARKET OB/XF VALUE													4,006												
Interior Floor	08	SHT VINYL 30														TOTAL LAND VALUE - MARKET													75,000												
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE													292,021												
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction													0												
Bedrooms	3	100														ASSESSED VALUE													292,021												
Bathrooms	2	100														TOTAL EXEMPTION VALUE													0												
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE													292,021												
Stories	1.	1. 100	TOTAL JUST VALUE													292,021																									
Units	0	100	NCON VALUE													0																									
Occupancy	00	NONE 100	INCOME VALUE													PREVIOUS YEAR MKT VALUE													282,477												
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	188,804																																					
FGR	420	55	231	23,499																																					
FOP	20	30	6	610																																					
PTO	15	5	1	102																																					
TOTALS		2,311	2,094	213,015																																					
EXTRA FEATURES					95124 TURNSTONE CT, FERNANDINA BEACH																																				
L N	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	0811	CONCRETE B	0	0	0	0	523.00	SF	5.20	5.20	100	2015	2015	3	95	2,584																									
2	0476	VF 6 SBPL	0	0	0	0	40.00	LF	32.00	32.00	100	2016	2016	3	90	1,152																									
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270																									
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		PUD	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 08/06/2024 BY SYS																																									