

LOT 146
IN OR 2235/721
TIMBERLAKE PHASE 1 PBK 8/95

DONNELLY JERMAINE M & APRIL L
95120 TURNSTONE CT
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0100-0146-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4144.0100
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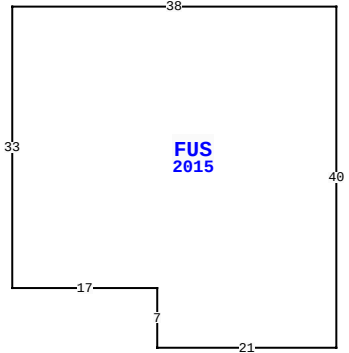
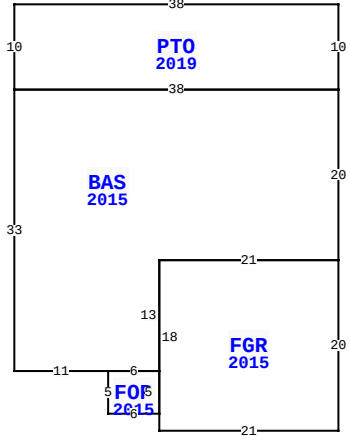
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	981	100	981	97,904
FGR	420	55	231	23,054
FOP	30	30	9	898
FUS	1,401	100	1,401	139,820
PTO	380	5	19	1,896

TOTALS	3,212		2,641	263,572
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	0	636.00	SF	5.20	5.20
2	0476	VF 6 SBPL	0	100	0	0	95.00	LF	32.00	32.00
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00
4	0462	ST/AL FNC	0	100	100	0	400.00	SF	10.00	10.00
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,641	108.8640	103.42	273,132	2015	2015	0	0	0	3.50	96.50	
1 SINGLE FAM - 100% - 2019				Heated Area: 2382				HX Base Yr 2019					



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		263,572	
TOTAL MARKET OB/XF VALUE		9,658	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		348,230	
SOH/AGL Deduction		108,674	
ASSESSED VALUE		239,556	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		189,556	
TOTAL JUST VALUE		348,230	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		336,578	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529946	NEW CONSTR	274,395	02/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2235/0721	11/05/2018	WD	Q	I	01
GRANTOR: HOUTZ JUSTIN M & KELL					SALE PRICE
GRANTEE: DONNELLY JERMAINE M					245,000
2025/1061	1/21/2016	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					189,000
GRANTEE: HOUTZ JUSTIN M & KE					

BUILDING NOTES										
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BUILDING DIMENSIONS										
PTO=[YR=2019] N10 W38 S10 E38\$ BAS=[YR=2015] W38 S33 E11										
FOP=[YR=2015] S5 E6 FGR=[YR=2015] S2 E21 N20 W21 S18\$ N5 W6										
\$ E6 N13 E21 N20 \$ PTR= E30 FUS=[YR=2015] E38 S40 W21 N7 W17										
N33 \$ W30 \$.										

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT