LOT 149
TIMBERLAKE PHASE 1 PBK 8/95

PMN RESIDENTIAL BUYER LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

**2024**

**29-2N-28-0100-0149-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

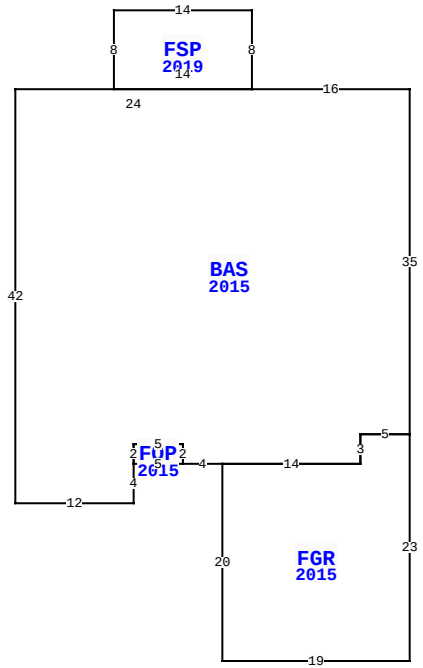
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 10 | ABOVE AVG 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| 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 | 1,543 | 100 | 1,543 | 160,260 |
| FGR | 395 | 55 | 217 | 22,539 |
| FOP | 10 | 30 | 3 | 312 |
| FSP | 112 | 40 | 45 | 4,673 |
| TOTALS | 2,060 | | 1,808 | 187,784 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,808 | 113.2950 | 107.63 | 194,595 | 2015 | 2015 | 0 | 0 | 0 | 3.50 | 96.50 |

1 SINGLE FAM – 0% - 2024 Heated Area: 1543 HX Base Yr




95108 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 | 187,784 |
| TOTAL MARKET OB/XF VALUE | 6,756 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 269,540 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 269,540 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 269,540 |
| TOTAL JUST VALUE | 269,540 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 261,181 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1530412 | NEW CONSTR | 191,255 | 05/01/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2629/1989 | 4/02/2023 | WD | U | I | 37 | 325,000 |
| GRANTOR: BETER DEANNA L | | | | | | |
| GRANTEE: PMN RESIDENTIAL BUY | | | | | | |
| 2510/0274 | 10/29/2021 | WD | Q | I | 01 | 262,500 |
| GRANTOR: KESSLER CRISTY L | | | | | | |
| GRANTEE: BETER DEANNA L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2015] W16 FSP=[YR=2019] N8 W14 S8 E14$ W24 S42 E12 N4 FOP=[YR=2015] E5 N2 W5 S2$ N2 E5 S2 E4 FGR=[YR=2015] S20 E19 N23 W5 S3 W14$ E14 N3 E5 N35$.

## 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 | 561.00 | SF | 6.50 | 6.50 | 100 | 2015 | 2015 | 3 | 95 | 3,464 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 93.00 | SF | 6.50 | 6.50 | 100 | 2015 | 2015 | 3 | 95 | 574 | |
| 3 | 0476 | VF 6 SBPL | 0 | 0 | 0 | 0 | 85.00 | LF | 32.00 | 32.00 | 100 | 2016 | 2016 | 3 | 90 | 2,448 | |
| 4 | 0470 | VNYL GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2016 | 2016 | 3 | 90 | 270 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,756

| 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 | | 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