LOT 151
TIMBERLAKE PHASE 1 PBK 8/95

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

**2024**

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

## BUILDING CHARACTERISTICS

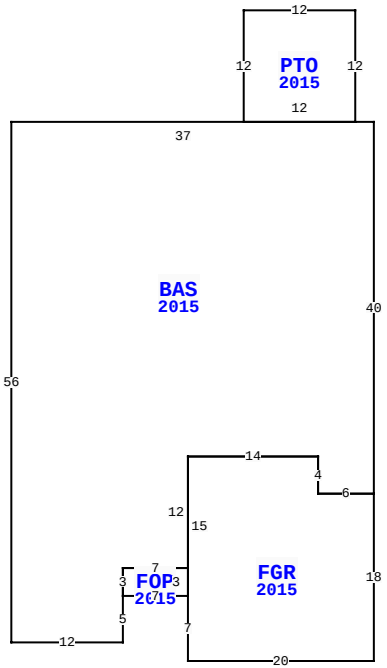
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 10 | ABOVE AVG 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 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 | 181,629 |
| FGR | 416 | 55 | 229 | 23,740 |
| FOP | 21 | 30 | 6 | 622 |
| PTO | 144 | 5 | 7 | 726 |
| TOTALS | 2,333 | | 1,994 | 206,717 |

## 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 | 107.43 | 214,215 | 2015 | 2015 | 0 | 0 | 0 | 3.50 | 96.50 |

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 | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 206,717 |
| TOTAL MARKET OB/XF VALUE | 9,170 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 290,887 |
| SOH/AGL Deduction | 42,424 |
| ASSESSED VALUE | 248,463 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 248,463 |
| TOTAL JUST VALUE | 290,887 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 281,731 |

| 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 | 95 | 3,582 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 45.00 | SF | 6.50 | 6.50 | 100 | 2015 | 2015 | 3 | 95 | 278 | |
| 3 | 0476 | VF 6 SBPL | 0 | 0 | 0 | 0 | 175.00 | LF | 32.00 | 32.00 | 100 | 2016 | 2016 | 3 | 90 | 5,040 | |
| 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 9,170

| 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