PT SAM HARRISON GRANT
SEC 44-2N-28E IN OR 1885/800
{R568037 & R568038}

TURNER DOUGLAS A
95539 TYSON ROAD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

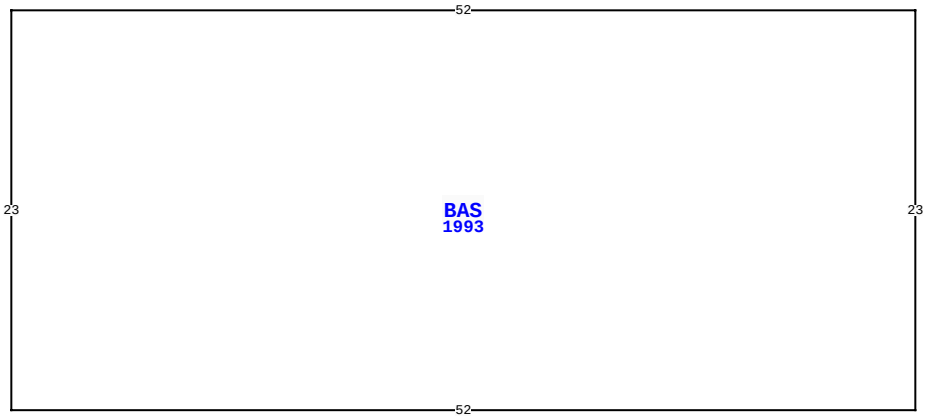
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1,196	29,537
TOTALS	1,196		1,196	29,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,196	117.6000	82.32	98,455	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2003 Heated Area: 1196 HX Base Yr 2003



95539 TYSON RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		29,536
TOTAL MARKET OB/XF VALUE		360
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		97,396
SOH/AGL Deduction		55,893
ASSESSED VALUE		41,503
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,503
TOTAL JUST VALUE		97,396
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1885/0800	10/16/2013	QC	U	I	11	100
GRANTOR: TURNER DORI B						
GRANTEE: TURNER DOUGLAS A						
0648/0837	2/10/1992	WD	U	V	01	100
GRANTOR: BOYETT WILLIS & B B						
GRANTEE: TURNER DOUGLAS & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S23 E52 N23$.

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	0752	USP	0	100	8	5	40.00	SF	15.00	15.00	100	2010	2010	3	60	360	

LAND DESCRIPTION

TOTAL OB/XF 360

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	AC		1.00	1.00	0.90	75,000.00	67,500.00	67,500							

REVIEW DATE 04/05/2019 BY KWA Total Acres: 1.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 08/06/2024 BY SYS