LOT 202
TIMBER CREEK PLANTATION #3
PB 7/302

HOLMES KEONA J
78008 TURNBERRY CT
YULEE, FL 32097

2025

11-2N-26-2052-0202-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

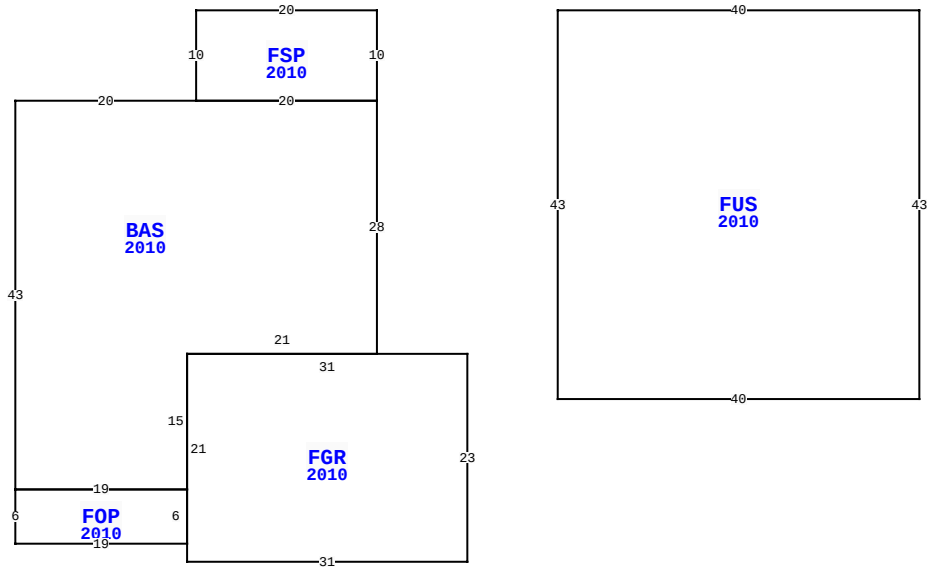
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,405	100	2010	1,405	134,415
FGR	713	55	2010	392	37,502
FOP	114	30	2010	34	3,253
FSP	200	40	2010	80	7,654
FUS	1,720	100	2010	1,720	164,550
TOTALS	4,152			3,631	347,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,631	102.8700	102.87	373,521	2010	2010	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2025 Heated Area: 3125 HX Base Yr 2025



78008 TURNBERRY CT, YULEE

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		347,375
TOTAL MARKET OB/XF VALUE		72,182
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		474,557
SOH/AGL Deduction		81,174
ASSESSED VALUE		393,383
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		342,661
TOTAL JUST VALUE		474,557
NCON VALUE		5,824
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2217420	SCRN ENCLSR	25,354	11/21/2022
22012297	SWIM POOL	90,382	08/11/2022
B25294	ADDITION	3,866	11/01/2011
B24048	CO ISSUED	0	12/21/2010
M15742	H/AC	0	11/01/2010
B24048	NEW CONSTR	344,726	10/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2739/262	9/18/2024	WD	Q	I	01	582,500
GRANTOR: SALADINO CARINA REGIN						
GRANTEE: HOLMES KEONA J						
2568/1411	6/07/2022	WD	Q	I	01	499,000
GRANTOR: NOWREY THOMAS A & ALY						
GRANTEE: SALADINO CARINA R &						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2010;ORIG=20,0] E40 S43 W40 N43 $
BAS=[YR=2010;ORIG=-20,10] W20 S43 E19 N15 E21 N28 W20 $
FGR=[YR=2010;ORIG=-21,59] S2 E31 N23 W31 S21 $
FSP=[YR=2010;ORIG=0,0] W20 S10 E20 N10 $
FOP=[YR=2010;ORIG=-40,53] S6 E19 N6 W19 $
PTR=[ORIG=0,0] E20 W20 $
.

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	0811	CONCRETE B	0	100	0	0	946.00	SF	5.20	5.20	100	2010	2010	3	90	4,427	
2	0861	POOL GUNIT	1	100	0	0	416.00	SF	85.00	85.00	100	2023	2022		95	33,592	
3	0855	CONC PAVER	1	100	0	0	824.00	SF	10.00	10.00	100	2023	2022		99	8,158	
4	0911	SCRN RM A	1	100	0	0	1,240.00	SF	17.50	17.50	100	2023	2022		93	20,181	
5	0811	CONCRETE B	0	100	56	20	1,120.00	SF	5.20	5.20	100	2025	2024		100	5,824	

LAND DESCRIPTION

TOTAL OB/XF 72,182

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	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS