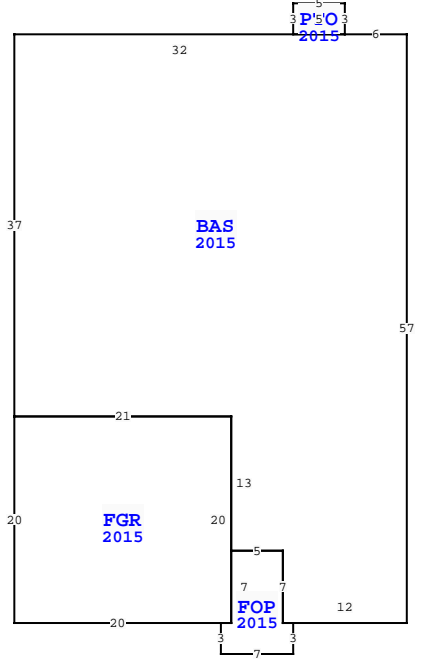




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4144.0100	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,711	100
FGR	420	55
FOP	56	30
PTO	15	5
TOTALS	2,202	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,960	106.8200	106.82	209,367	2015	2015	0	0	4.00	96.00		
1 SINGLE FAM - 100% - 2016 Heated Area: 1711 HX Base Yr 2016													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			200,992
TOTAL MARKET OB/XF VALUE			6,438
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			292,430
SOH/AGL Deduction			123,023
ASSESSED VALUE			169,407
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			118,685
TOTAL JUST VALUE			292,430
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			283,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530165	NEW CONSTR	212,191	03/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1999/0031	8/24/2015	SW Q	Q	I	02	169,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BROWSKE RONALD A &						
1967/1815	3/12/2015	SW Q	Q	V	05	230,500
GRANTOR: JP TIMBER LAKES LLC						
GRANTEE: D R HORTON INC-JACK						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0		5.20	5.20	2,776
2	0476	VF 6 SBPL	0	100	0	0	LF	32.00	32.00	3,386
3	0470	VNYL GATE	0	100	0	0	UT	300.00	300.00	276

TOTAL OB/XF													
95101 TURNSTONE CT, FERNANDINA BEACH													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
			04/23/2025			MLU							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2015] W6 PTO=[YR=2015] N3 W5 S3 E5 \$ W32 S37 FGR=[YR=2015] S20 E20 FOP=[YR=2015] S3 E7 N3 W1 N7 W5 S7 W1 \$ E1 N20 W21 \$ E21 S13 E5 S7 E12 N57 \$.

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							