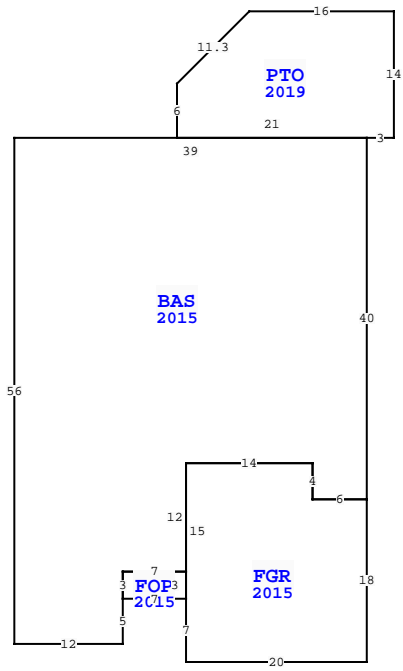


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	10	ABOVE AVG 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating 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	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	YEAR
BAS	1,752	100	2015
FGR	416	55	2015
FOP	21	30	2015
PTO	304	5	2019
TOTALS	2,493		
		2,002	207,932

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	- 0%	- 2023		Heated Area: 1752		HX Base Yr						



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			207,932
TOTAL MARKET OB/XF VALUE			13,935
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			306,867
SOH/AGL Deduction			0
ASSESSED VALUE			306,867
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			306,867
TOTAL JUST VALUE			306,867
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			297,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530152	NEW CONSTR	213,906	03/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/0385	3/07/2022	WD Q	Q	I	02	285,000
GRANTOR: HEITZMAN AARON C & SA						
GRANTEE: NELL BROC E & LACEY						
2273/1581	4/19/2019	WD Q	Q	I	02	225,000
GRANTOR: STOCKDALE MICHAEL A &						
GRANTEE: HEITZMAN AARON C &						

EXTRA FEATURES														95105 TURNSTONE CT, FERNANDINA BEACH		BLD DATE	LGL DATE	MLU	
L N	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	XF DATE	AG DATE
1	0810	CONCRETE A	0	0	0	0	818.00	SF	6.50	6.50	100	2015	2015	3	95	5,051		04/23/2025	
2	0810	CONCRETE A	0	0	0	0	42.00	SF	6.50	6.50	100	2015	2015	3	95	259			
3	0855	CONC PAVER	0	0	0	0	445.00	SF	10.00	10.00	100	2016	2016	3	95	4,228			
4	0476	VF 6 SBPL	0	0	0	0	145.00	LF	32.00	32.00	100	2016	2016	3	89	4,130			
5	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267			
TOTAL OB/XF																	13,935		

BUILDING NOTES													

BUILDING DIMENSIONS													
PTO=[YR=2019] E3 N14 W16 D8 L8 S6 E21\$ BAS=[YR=2015] W39 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\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							