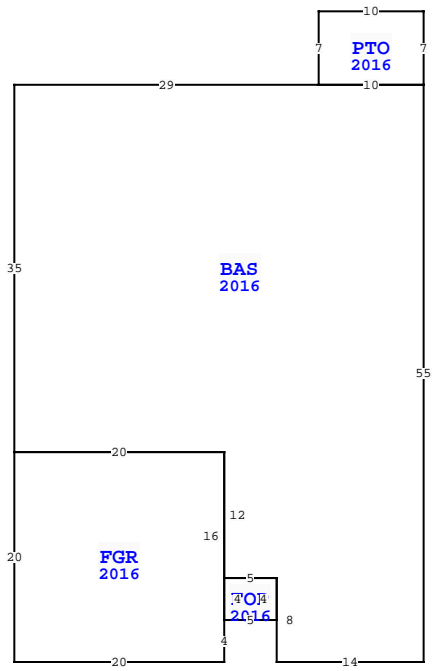


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	10	ABOVE AVG 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	08	SHT VINYL 40	
Air Condition	03	CENTRAL 100	
Heating 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	1,705	100	2016
FGR	400	55	2016
FOP	20	30	2016
PTO	70	5	2016
TOTALS	2,195		
			1,935
			197,446

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,935	105.7420	105.74	204,607	2016	2016	0	0	0	3.50	96.50		
1 SINGLE FAM - 0% - 0 Heated Area: 1705 HX Base Yr														



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			197,446
TOTAL MARKET OB/XF VALUE			3,032
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			285,478
SOH/AGL Deduction			25,556
ASSESSED VALUE			259,922
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			259,922
TOTAL JUST VALUE			285,478
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			276,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631961	NEW CONSTR	211,832	03/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2069/1340	8/29/2016	SW Q	Q	I	01	177,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: BALASUBRAMANIAM RAM						
2033/1234	3/10/2016	SW Q	Q	V	05	324,800
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	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	565.00	SF	5.20	5.20	100	2016	2016	3	95	2,791	
2	0810	CONCRETE A	0	0	0	39.00	SF	6.50	6.50	100	2016	2016	3	95	241	

BUILDING NOTES			
95109 TURNSTONE CT, FERNANDINA BEACH			

BUILDING DIMENSIONS			
PTO=[YR=2016] W10 S7 BAS=[YR=2016] W29 S35 FGR=[YR=2016] S20 E20 N4 FOP=[YR=2016] E5 N4 W5 S4\$ N16 W20\$ E20 S12 E5 S8 E14 N55 W10\$ E10 N7\$.			

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							