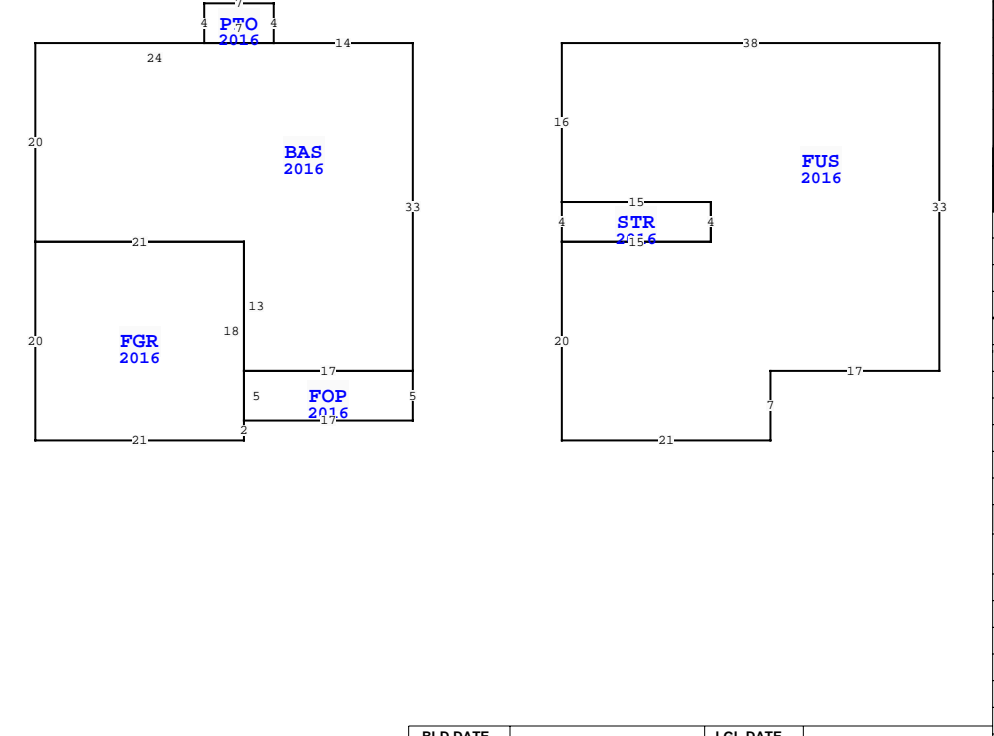


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	10 ABOVE AVG 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	08 SHT VINYL 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2.100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,586	101.6640	101.66	262,893	2016	2016	0	0	3.50	96.50

1 SINGLE FAM - 0% - 0 Heated Area: 2322 HX Base Yr



Quality					
DOR CODE	DESCRIPTION				
03	Quality Level 03				
0100	SINGLE FAMILY				
MAP NUM	MKT AREA	04			
NEIGHBORHOOD/LOC 4144.0100					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	981	100	2016	981	96,238
FGR	420	55	2016	231	22,661
FOP	85	30	2016	26	2,550
FUS	1,341	100	2016	1,341	131,555
PTO	28	5	2016	1	98
STR	60	10	2016	6	589
TOTALS	2,915			2,586	253,692

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			253,692
TOTAL MARKET OB/XF VALUE			2,803
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			341,495
SOH/AGL Deduction			0
ASSESSED VALUE			341,495
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			341,495
TOTAL JUST VALUE			341,495
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			332,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531114	NEW CONSTR	280,003	09/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2515/1840	11/03/2021	WD	Q	I	01	370,000
GRANTOR: OPENDOOR PROPERTY J L						
GRANTEE: BROWN BRANDON						
2486/1405	8/05/2021	WD	U	I	37	350,500
GRANTOR: CASON RYAN L & GABRIE						
GRANTEE: OPENDOOR PROPERTY J						

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	530.00	SF	5.20	5.20	100	2016	2016	3	95	2,618	
2	0810	CONCRETE A	0	0	10	30.00	SF	6.50	6.50	100	2016	2016	3	95	185	

BUILDING NOTES			
95113 TURNSTONE CT, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=2016] W14 PTO=[YR=2016] N4 W7 S4 E7\$ W24 S20			
FGR=[YR=2016] S20 E21 N2 FOP=[YR=2016] E17 N5 W17 S5\$ N18 W21			
\$ E21 S13 E17 N33\$ PTR=E15 FUS=[YR=2016] E38 S33 W17 S7 W21			
N20 STR=[YR=2016] N4 E15 S4 W15\$ E15 N4 W15 N16\$ W15\$.			

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	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							