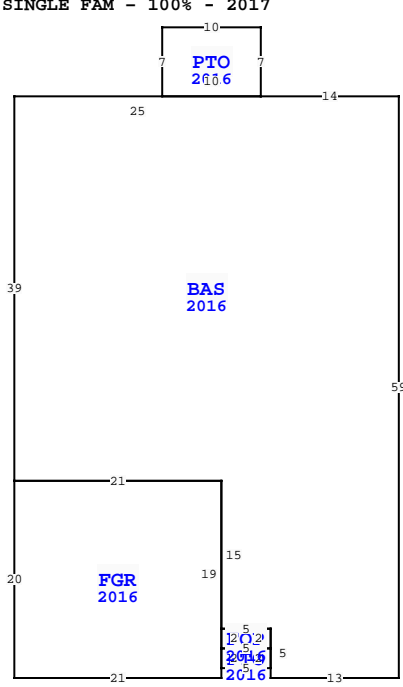


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	10	ABOVE AVG 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating 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	1,856	100	2016
FGR	420	55	2016
FOP	10	30	2016
PTO	10	5	2016
PTO	70	5	2016
TOTALS	2,366		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
SINGLE FAM - 100% - 2017			104.7620	104.76	219,367	2016	2016	0	0	3.50	96.50
Heated Area: 1856											
HX Base Yr 2017											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			211,689
TOTAL MARKET OB/XF VALUE			8,733
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			305,422
SOH/AGL Deduction			128,066
ASSESSED VALUE			177,356
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			126,634
TOTAL JUST VALUE			305,422
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			296,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631963	CO ISSUED	0	07/28/2016
B1631963	NEW CONSTR	230,284	03/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2070/0407	9/06/2016	SW Q	Q	I	01	190,500
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: PHILIPPI BRIAN A						
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	100	0	0		572.00	5.20	100	2016	2016	3	95	2,826	
2	0810	CONCRETE A	0	100	10	3		30.00	6.50	100	2016	2016	3	95	185	
3	0476	VF 6 SBPL	0	100	0	0		185.00	32.00	100	2018	2018	3	92	5,446	
4	0470	VNYL GATE	0	100	0	0		1.00	300.00	100	2018	2018	3	92	276	

95117 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=2016] W14 PTO=[YR=2016] N7 W10 S7 E10\$ W25 S39 FGR=[YR=2016] S20 E21 N1 PTO=[YR=2016] E5 N2 FOP=[YR=2016] N2 W5 S2 E5\$ W5 S2\$ N19 W21\$ E21 S15 E5 S5 E13 N59\$.											

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							