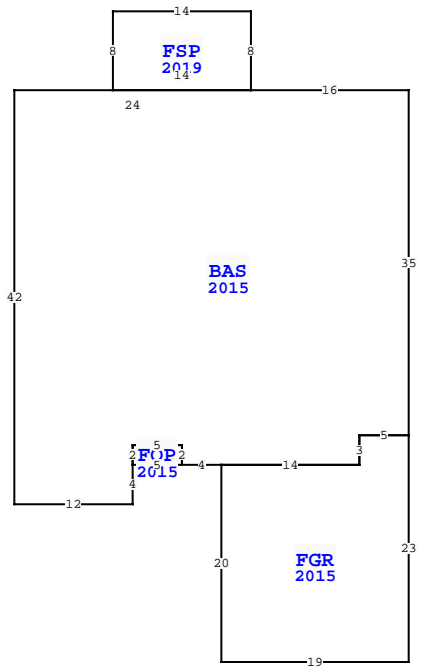


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	10	ABOVE AVG 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	08	SHT VINYL 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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	YEAR
BAS	1,543	100	2015
FGR	395	55	2015
FOP	10	30	2015
FSP	112	40	2019
TOTALS	2,060		

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%	- 2024		Heated Area: 1543		HX Base Yr						



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			187,280
TOTAL MARKET OB/XF VALUE			6,726
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			279,006
SOH/AGL Deduction			0
ASSESSED VALUE			279,006
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			279,006
TOTAL JUST VALUE			279,006
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			269,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530412	NEW CONSTR	191,255	05/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2629/1989	4/02/2023	WD	U	I	37	325,000
GRANTOR: BETER DEANNA L						
GRANTEE: PMN RESIDENTIAL BUY						
2510/0274	10/29/2021	WD	Q	I	01	262,500
GRANTOR: KESSLER CRISTY L						
GRANTEE: BETER DEANNA L						

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	0810	CONCRETE A	0	0	0	0	561.00	SF	6.50	6.50	100	2015	2015	3	95	3,464	
2	0810	CONCRETE A	0	0	0	0	93.00	SF	6.50	6.50	100	2015	2015	3	95	574	
3	0476	VF 6 SBPL	0	0	0	0	85.00	LF	32.00	32.00	100	2016	2016	3	89	2,421	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/23/2025	MLU

BUILDING NOTES	
95108 TURNSTONE CT, FERNANDINA BEACH	

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							

BUILDING DIMENSIONS	
BAS=[YR=2015] W16 FSP=[YR=2019] N8 W14 S8 E14\$ W24 S42 E12 N4 FOP=[YR=2015] E5 N2 W5 S2\$ N2 E5 S2 E4 FGR=[YR=2015] S20 E19 N23 W5 S3 W14\$ E14 N3 E5 N35\$.	