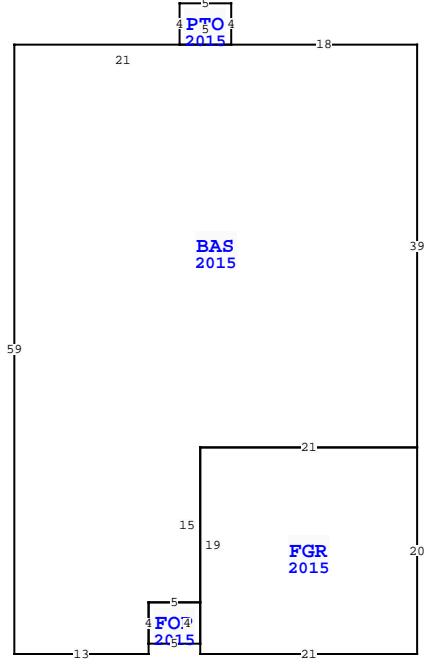


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	10 ABOVE AVG 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 70				
Interior Floor	08 SHT VINYL 30				
Air Condition	03 CENTRAL 100				
Heating 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2015	1,856	190,328
FGR	420	55	2015	231	23,688
FOP	20	30	2015	6	615
PTO	20	5	2015	1	103
TOTALS	2,316			2,094	214,734

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%	2025		Heated Area: 1856					HX Base Yr		



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			214,734
TOTAL MARKET OB/XF VALUE			2,969
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			302,703
SOH/AGL Deduction			0
ASSESSED VALUE			302,703
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			302,703
TOTAL JUST VALUE			302,703
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			293,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530030	NEW CONSTR	225,585	02/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2719/794	6/11/2024	WD	U	I	11	100
GRANTOR: KRASAVAGE BRIAN D & E						
GRANTEE: 95104 TURNSTONE LAN						
2425/0911	1/15/2021	WD	Q	I	01	245,000
GRANTOR: ROJAS JAIME E CASANOV						
GRANTEE: KRASAVAGE BRIAN D &						

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	601.00	SF	5.20	5.20	100	2015	2015	3	95	2,969	

BUILDING NOTES			
95104 TURNSTONE CT, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=2015] W18 PTO=[YR=2015] N4 W5 S4 E5 \$ W21 S59 E13 N1 FOP=[YR=2015] E5 FGR=[YR=2015] S1 E21 N20 W21 S19 \$ N4 W5 S4 \$ N4 E5 N15 E21 N39 \$.			

LAND DESCRIPTION																								
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							