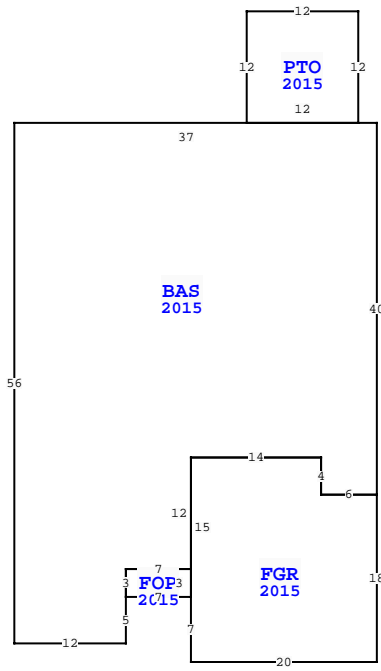


ELEMENT		CD	BUILDING CHARACTERISTICS CONSTRUCTION		
Exterior Wall	05		AVERAGE	70	
Exterior Wall	10		ABOVE AVG	30	
Roof Structure	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	13		LVT/LAMNT	100	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	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	1,752	100	2015	1,752	181,142
FGR	416	55	2015	229	23,676
FOP	21	30	2015	6	620
PTO	144	5	2015	7	724
TOTALS	2,333			1,994	206,164

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,994	107.7020	107.70	214,754	2015	2015	0	0	4.00	96.00
1 SINGLE FAM - 0% - 0 Heated Area: 1752 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			206,164
TOTAL MARKET OB/XF VALUE			9,111
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			300,275
SOH/AGL Deduction			26,966
ASSESSED VALUE			273,309
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			273,309
TOTAL JUST VALUE			300,275
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			290,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530414	CO ISSUED	0	08/27/2015
B1530414	NEW CONSTR	213,646	05/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2374/1148	7/07/2020	WD Q	Q / I	01	230,000	
GRANTOR: KALLAS AMBER FKA AMBE						
GRANTEE: NETHERLAND TYLER &						
2001/0945	8/31/2015	SW Q	Q / I	01	167,000	
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: KITCHKA AMBER L						

EXTRA FEATURES															95100 TURNSTONE CT, FERNANDINA BEACH		
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	580.00	SF	6.50	6.50	100	2015	2015	3	95	3,582	
2	0810	CONCRETE A	0	0	0	0	45.00	SF	6.50	6.50	100	2015	2015	3	95	278	
3	0476	VF 6 SBPL	0	0	0	0	175.00	LF	32.00	32.00	100	2016	2016	3	89	4,984	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
<b>TOTAL OB/XF</b> 9,111																	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2015] W2 PTO=[YR=2015] N12 W12 S12 E12\$ W37 S56 E12 N5 FOP=[YR=2015] E7 FGR=[YR=2015] S7 E20 N18 W6 N4 W14 S15\$ N3 W7 S3\$ N3 E7 N12 E14 S4 E6 N40\$.	

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							