



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100	1993	1,770	156,676
FEP	168	80	1993	134	11,862
FOP	168	30	1993	50	4,426
UGR	400	45	1993	180	15,933
UST	80	45	1993	36	3,187
TOTALS	2,586			2,170	192,083

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	220.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	11	11	121.00	SF	6.50	6.50	
3	0861	POOL GUNIT	0	100	32	18	576.00	SF	85.00	85.00	
4	0845	KOOL DECK	0	100	0	0	965.00	SF	7.25	7.25	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		RSF-2	0.00	0.00	1.72	AC	

MARKET ADJUSTMENTS

1 SINGLE FAM - 100% - 2025

Heated Area: 1770

HX Base Yr 2025

21

8

8

FEP 1993

21

50

9

5

UST 1993

16

30

30

25

UGR 1993

25

29

30

16

FOP 1993

21

86065 TURK LN, YULEE	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	192,083		
TOTAL MARKET OB/XF VALUE	12,096		
TOTAL LAND VALUE - MARKET	146,200		
TOTAL MARKET VALUE	350,379		
SOH/AGL Deduction	0		
ASSESSED VALUE	350,379		
TOTAL EXEMPTION VALUE	HX HB WX		
BASE TAXABLE VALUE	294,657		
TOTAL JUST VALUE	350,379		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	333,396		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2029/0571	1/26/2016	QC	U	I	11	100	
GRANTOR: JOHNSON CYNTHIA L							
GRANTEE: EVANS CYNTHIA M							
0508/0886	1/15/1987	QC	U	I		100	
GRANTOR: JOHNSON WALTER WAYNE							
GRANTEE: JOHNSON CYNTHIA L (							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=0,0] W9 W50 S30 E29 E30 N30 \$											
UGR=[YR=1993;ORIG=0,30] E16 N25 W16 S25 \$											
FEP=[YR=1993;ORIG=-9,0] N8 W21 S8 E21 \$											
FOP=[YR=1993;ORIG=-30,30] S8 E21 N8 W21 \$											
UST=[YR=1993;ORIG=16,5] N5 W16 S5 E16 \$											