TRACT A
IN OR 1413/227
(EX PT IN OR 2605/206)

JOHNSON PAMELA W
95084 TURTLE LANE
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525F-000A-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

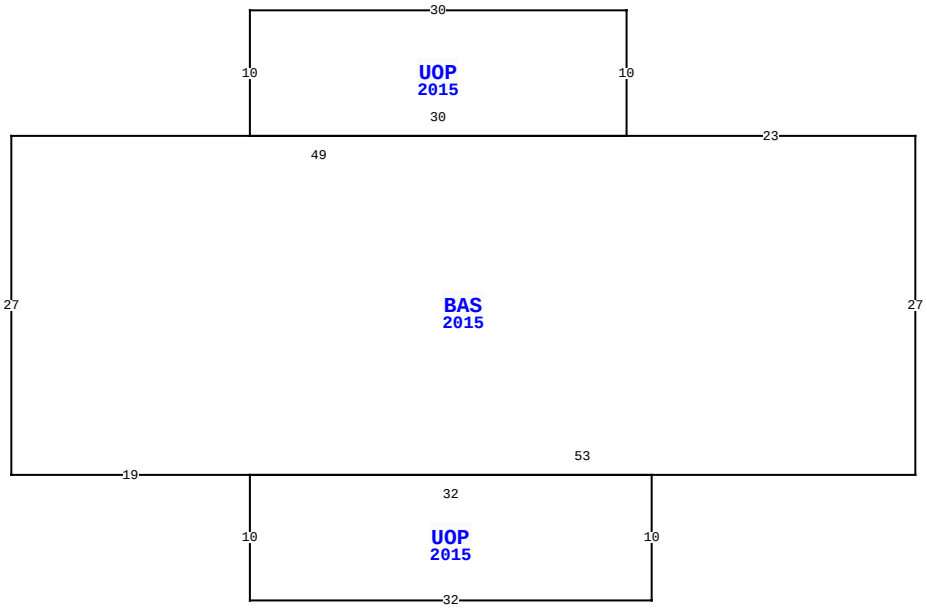
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	2015	1,944	109,931
UOP	300	25	2015	75	4,241
UOP	320	25	2015	80	4,524
TOTALS	2,564			2,099	118,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,099	118.8000	100.98	211,957	2006	2006	0	0	0	44.00	56.00

1 M/H 94+ – 0% - 0 Heated Area: 1944 HX Base Yr



95079 TURTLE LA, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	165,929
TOTAL MARKET OB/XF VALUE	45,414
TOTAL LAND VALUE - MARKET	330,960
TOTAL MARKET VALUE	326,229
SOH/AGL Deduction	7,741
ASSESSED VALUE	318,488
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	318,488
TOTAL JUST VALUE	542,303
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	506,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004629	2024 NOBILITY 28X	0	04/23/2024
MH240002397	2024 NOBILITY 28X	0	02/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1413/0227	5/18/2006	TD	Q	V		810,000

GRANTOR: SHEFFIELD WILLIAM &
GRANTEE: JOHNSON STEPHEN C &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W23 UOP=[YR=2015] N10 W30 S10 E30$ W49 S27 E19 UOP=[YR=2015] S10 E32 N10 W32 $ E53 N27$.

EXTRA FEATURES

LN	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	0681	POLE SHED	0	0	58	58	3,364.00	SF	15.00	15.00	100	2020	2020	3	90	45,414	

LAND DESCRIPTION

TOTAL OB/XF 45,414

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	18.83	AC		1.00	1.00	1.00	525.00	525.00	9,886							
3	009530	C	POND	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,000							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	18.83	AC		1.00	1.00	0.30	40,000.00	12,000.00	225,960							

REVIEW DATE 07/14/2025 BY WW Total Acres: 21.83 Total Land Value: 114,886 Market: 225,960 Agricultural: 9,886 Common: 105,000 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

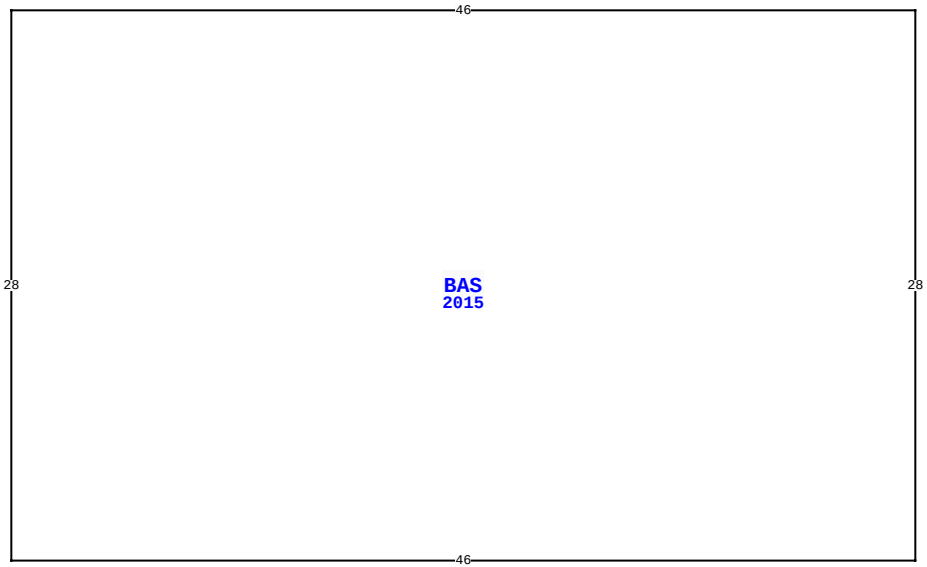
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	2015	1,288	24,089
TOTALS	1,288			1,288	24,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,288	56.1600	20.78	26,765	2015	2015	0	0	0	10.00	90.00

2 GARAGE RES – 0% - 0 Heated Area: 1288 HX Base Yr



95079 TURTLE LA, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

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ASSESSED VALUE	318,488
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	318,488
TOTAL JUST VALUE	542,303
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	506,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1413/0227	5/18/2006	TD	Q	V		810,000

GRANTOR: SHEFFIELD WILLIAM &
GRANTEE: JOHNSON STEPHEN C &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W46 S28 E46 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/14/2025 BY WW Total Acres: 21.83 Total Land Value: 114,886 Market: 225,960 Agricultural: 9,886 Common: 105,000 PRINTED 07/30/2025 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

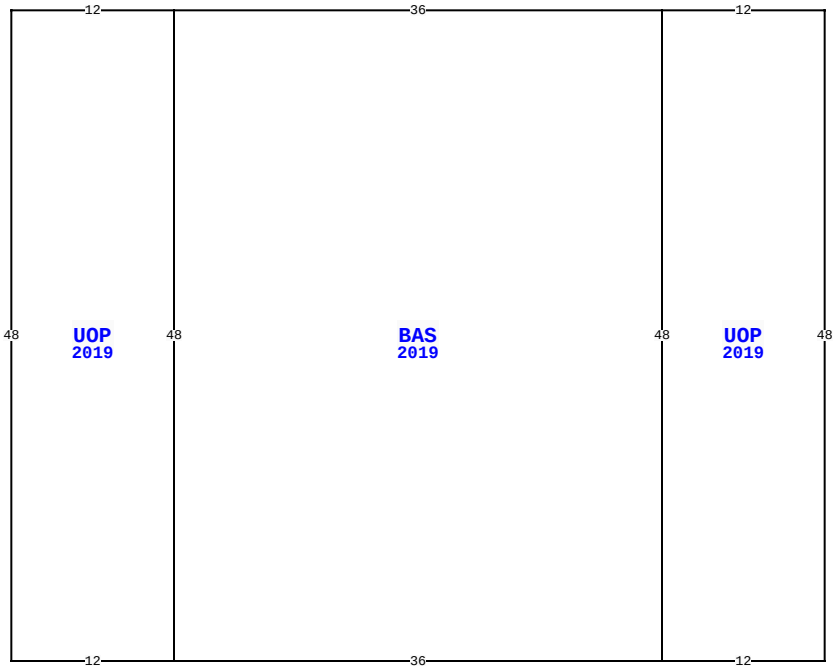
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	2019	1,728	20,427
UOP	576	20	2019	115	1,360
UOP	576	20	2019	115	1,360
TOTALS	2,880			1,958	23,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	1,958	49.9800	12.99	25,434	2019	2019	0	0	0	9.00	91.00

3 BARNS – 0% - 0 Heated Area: 1728 HX Base Yr



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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: SHEFFIELD WILLIAM &

GRANTEE: JOHNSON STEPHEN C &

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] W12 BAS=[YR=2019] W36 UOP=[YR=2019] W12 S48 E12 N48$ S48 E36 N48$ S48 E12 N48$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/14/2025 BY WW Total Acres: 21.83 Total Land Value: 114,886 Market: 225,960 Agricultural: 9,886 Common: 105,000 PRINTED 07/30/2025 BY SYS