LOT 3
IN OR 1776/1323
F/K/A PT OF LOT 26 (S-2)

JOHNSON PAMELA W
95084 TURTLE LN
FERNANDINA BEACH, FL 32034

2025

45-2N-28-535J-0003-0000

BUILDING CHARACTERISTICS

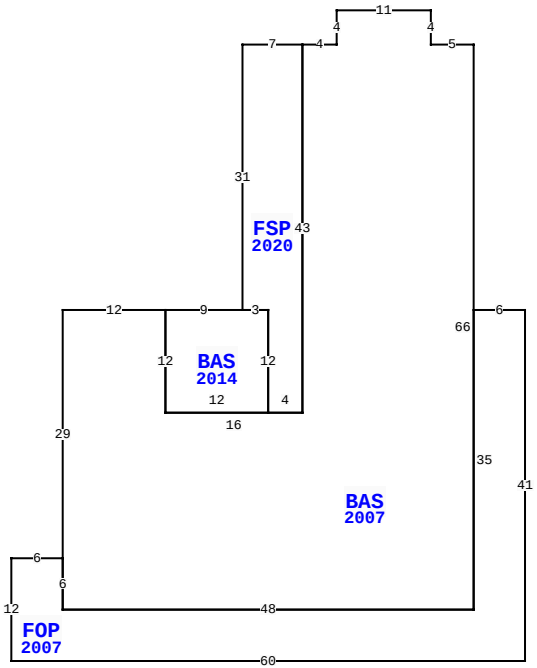
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
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	2,152	100	2007	2,152	318,754
BAS	144	100	2014	144	21,329
FOP	606	30	2007	182	26,958
FSP	265	40	2020	106	15,701
TOTALS	3,167			2,584	382,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,584	121.9680	161.00	416,024	2007	2007	0	0	0	8.00	92.00

1 SNGL FAM – 0% - 0 Heated Area: 2296 HX Base Yr



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

95082 TURTLE LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	382,742
TOTAL MARKET OB/XF VALUE	8,064
TOTAL LAND VALUE - MARKET	163,200
TOTAL MARKET VALUE	554,006
SOH/AGL Deduction	105,025
ASSESSED VALUE	448,981
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	448,981
TOTAL JUST VALUE	554,006
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	495,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26245	STORAGE BUILDING	7,500	08/02/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1776/1323	1/24/2012	WD	U	I	30	144,000
GRANTOR: JOHNSON CLARA A						
GRANTEE: JOHNSON STEPHEN C &						
1584/1550	9/12/2008	WD	Q	I	01	100
GRANTOR: JOHNSON KYLE						
GRANTEE: JOHNSON CLARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W5 N4 W11S4W4FSP=[YR=2020] W7 S31
BAS=[YR=2014] W9 S12 E12 N12 W3$ E3 S12 E4 N43$S43W16N12W12
S29FOP=[YR=2007] W6S12E60N41W6S35W48 N6$S6E48N66$.

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	0510	GARAGE WD-	0	0	18	20	360.00	SF	35.00	35.00	100	2012	2012	3	64	8,064	

LAND DESCRIPTION

TOTAL OB/XF 8,064

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	000100	C	RES	0		OR	0.00	0.00	2.72	AC		1.00	1.00	0.60	100,000.00	60,000.00	163,200							

REVIEW DATE 12/03/2020 BY KWA Total Acres: 2.72 Total Land Value: 163,200 Market: 0 Agricultural: 0 Common: 163,200 PRINTED 07/30/2025 BY SYS