

TURNER JOHN & BETTY REV TRUST/TURNER JOHN M TRUSTE
112 HOMESTEAD CT
FERNANDINA BEACH, FL 32034

19-2N-28-1000-0094-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall08HARDIE BRD 100

RooF Structur08IRREGULAR 100

Roof Cover13STAND SEAM 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 100

Air Condition03CENTRAL 100

Heating Type Bedr04AIR DUCTED 100

Bedrooms4100

Bathrooms Frame025.5 100

Stories3.3. 100

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500224,594299.8800477.892,195,42720252025000.00100.00

1 SFR CUST100%- 2026Heated Area: 3834HX Base Yr 2026

FSP FOP FSP BAS FOR FUS FGR

NASSAU COUNTY PROPERTY

PAGE 1 of 12

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE2,195,427

TOTAL MARKET OB/XF VALUE10,000

TOTAL LAND VALUE - MARKET800,000

TOTAL MARKET VALUE3,005,427

SOH/AGL Deduction378,546

ASSESSED VALUE2,626,881

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE2,575,470

TOTAL JUST VALUE3,005,427

NCON VALUE2,205,427

INCOME VALUE

PREVIOUS YEAR MKT VALUE800,000

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CDPRICE

2566/07545/31/2022WDQV01807,500

GRANTOR:CBI CONSTRUCTION INC

GRANTEE:TURNER JOHN M & BET

2543/13662/18/2022WDQV01625,000

GRANTOR:THE RANGE AT CRANE IS

GRANTEE:CBI CONSTRUCTION IN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=86,17] E14 N10 E5 N22 W9 N8 W20 W24 W20 S7 W14 S23 E14 N4 E20 S6 E8 N4 E8 S4 E8 N2 E5 E5 S10 \$

FUS=[YR=2026;LABEL=2nd;ORIG=140,0] E5 N2 E14 S2 E5 S32 W5 S2 W14 N2 N11 E5 E4 N2 W2 N3 W2 S5 W5 S11 W5 N32 \$

FGR=[YR=2026;ORIG=80,50] E21 N1 E4 N23 W4 N1 W21 S25 \$

FUS=[YR=2026;LABEL=3rd;ORIG=190,-10] E20 S25 W5 S7 W10 N7 E3 N4 N5 W4 W4 N16 \$

FSP=[YR=2026;ORIG=96,-23] N12 W20 S2 S10 E20 \$

FSP=[YR=2026;ORIG=32,-23] N12 E20 S2 S10 W20 \$

FOP=[YR=2026;ORIG=52,-33] S10 E24 N10 W24 \$

FST=[YR=2026;ORIG=100,25] N8 W14 S8 E14 \$

FOP=[YR=2026;ORIG=81,25] E5 N8 N10 W5 S18 \$

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10502FP-CUSTOM0100001.00UT10,000.0010,000.001002026202510010,000

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDOT ADJUNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100RR-10.000.001.00LT1.001.001.00800,000.00800,000.00800,000

REVIEW DATE08/13/2025BYHSTotal Acres: 0.00Total Land Value: 800,000Market: 0Agricultural: 0Common: 800,000PRINTED 07/09/2026 BY SYS