LOT 140
IN OR 1999/31
TIMBERLAKE PHASE 1 PBK 8/95

BROWSKE RONALD A & ROSEMARY
95101 TURNSTONE CT
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0100-0140-0000

BUILDING CHARACTERISTICS

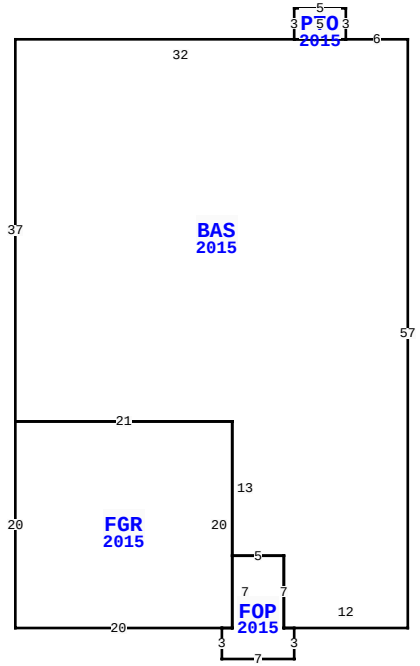
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,711	100	2015	1,711	183,270
FGR	420	55	2015	231	24,743
FOP	56	30	2015	17	1,821
PTO	15	5	2015	1	107
TOTALS	2,202			1,960	209,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,960	106.8200	112.16	219,834	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2016 Heated Area: 1711 HX Base Yr 2016



95101 TURNSTONE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		209,941
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		294,941
SOH/AGL Deduction		120,960
ASSESSED VALUE		173,981
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		122,570
TOTAL JUST VALUE		294,941
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530165	NEW CONSTR	212,191	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1999/0031	8/24/2015	SW	Q	I	02	169,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BROWSKE RONALD A &						
1967/1815	3/12/2015	SW	Q	V	05	230,500
GRANTOR: JP TIMBER LAKES LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W6 PTO=[YR=2015] N3 W5 S3 E5 $ W32 S37
FGR=[YR=2015] S20 E20 FOP=[YR=2015] S3 E7 N3 W1 N7 W5 S7 W1 $ E1 N20 W21 $ E21 S13 E5 S7 E12 N57 $.

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
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS