LOT 143
TIMBERLAKE PHASE 1 PBK 8/95

BROWN BRANDON
95113 TURNSTONE CT
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0100-0143-0000

BUILDING CHARACTERISTICS

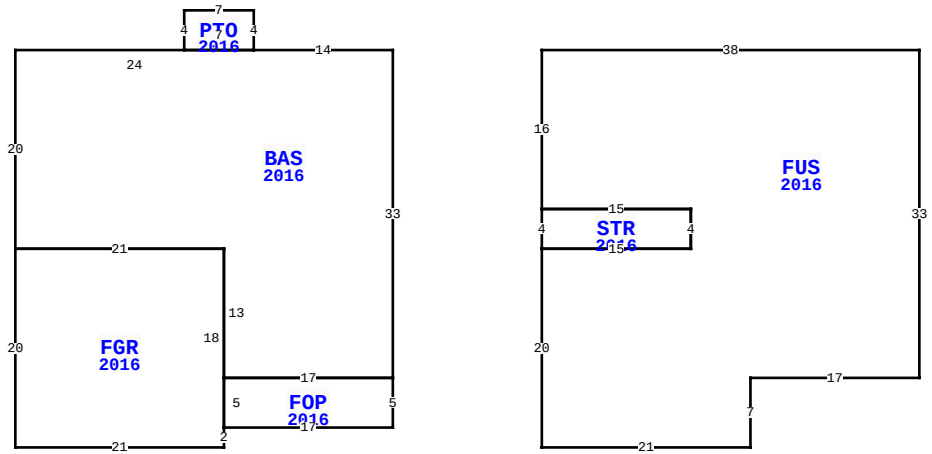
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	981	100	2016	981	100,533
FGR	420	55	2016	231	23,673
FOP	85	30	2016	26	2,665
FUS	1,341	100	2016	1,341	137,426
PTO	28	5	2016	1	103
STR	60	10	2016	6	615
TOTALS	2,915			2,586	265,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,586	101.6640	106.75	276,056	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 0% - 0 Heated Area: 2322 HX Base Yr



95113 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	265,014
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	350,014
SOH/AGL Deduction	0
ASSESSED VALUE	350,014
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	350,014
TOTAL JUST VALUE	350,014
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	341,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531114	NEW CONSTR	280,003	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2515/1840	11/03/2021	WD	Q	I	01	370,000
GRANTOR: OPENDOOR PROPERTY J L						
GRANTEE: BROWN BRANDON						
2486/1405	8/05/2021	WD	U	I	37	350,500
GRANTOR: CASON RYAN L & GABRIE						
GRANTEE: OPENDOOR PROPERTY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 PTO=[YR=2016] N4 W7 S4 E7$ W24 S20 FGR=[YR=2016] S20 E21 N2 FOP=[YR=2016] E17 N5 W17 S5$ N18 W21 $ E21 S13 E17 N33$ PTR=E15 FUS=[YR=2016] E38 S33 W17 S7 W21 N20 STR=[YR=2016] N4 E15 S4 W15$ E15 N4 W15 N16$ W15$.

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/18/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS