LOT 149
TIMBERLAKE PHASE 1 PBK 8/95

PMN RESIDENTIAL BUYER LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2026

29-2N-28-0100-0149-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

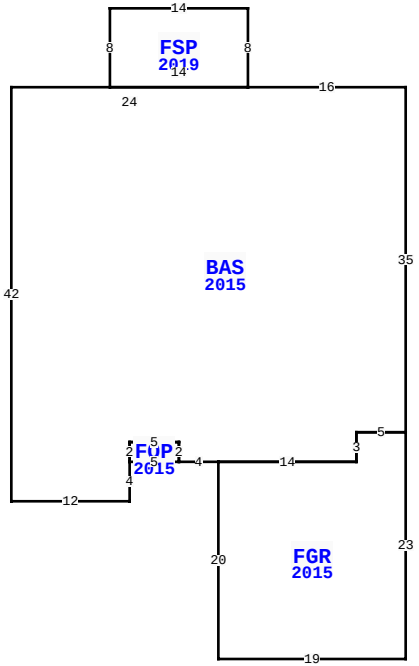
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,543	100	2015	1,543	166,955
FGR	395	55	2015	217	23,480
FOP	10	30	2015	3	325
FSP	112	40	2019	45	4,870
TOTALS	2,060			1,808	195,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,808	107.9000	113.30	204,846	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 0% - 2024 Heated Area: 1543 HX Base Yr



95108 TURNSTONE CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	195,628
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	280,628
SOH/AGL Deduction	0
ASSESSED VALUE	280,628
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,628
TOTAL JUST VALUE	280,628
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	279,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530412	NEW CONSTR	191,255	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2629/1989	4/02/2023	WD	U	I	37	325,000
GRANTOR: BETER DEANNA L						
GRANTEE: PMN RESIDENTIAL BUY						
2510/0274	10/29/2021	WD	Q	I	01	262,500
GRANTOR: KESSLER CRISTY L						
GRANTEE: BETER DEANNA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W16 FSP=[YR=2019] N8 W14 S8 E14$ W24 S42 E12 N4 FOP=[YR=2015] E5 N2 W5 S2$ N2 E5 S2 E4 FGR=[YR=2015] S20 E19 N23 W5 S3 W14$ E14 N3 E5 N35$.

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