LOT 150
TIMBERLAKE PHASE 1 PBK 8/95

95104 TURNSTONE LAND TRUST/DYNAMIC ELEVATIONS LLC
3225 MCLEOD DR STE 777
LAS VEGAS, NV 89121

2026

29-2N-28-0100-0150-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

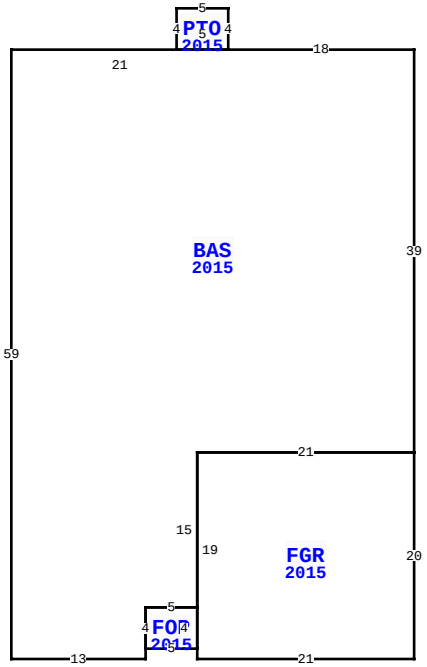
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,856	100	2015	1,856	198,801
FGR	420	55	2015	231	24,743
FOP	20	30	2015	6	643
PTO	20	5	2015	1	107
TOTALS	2,316			2,094	224,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,094	106.8200	112.16	234,863	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 0% - 2025 Heated Area: 1856 HX Base Yr



95104 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	224,294
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	309,294
SOH/AGL Deduction	0
ASSESSED VALUE	309,294
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	309,294
TOTAL JUST VALUE	309,294
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	302,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530030	NEW CONSTR	225,585	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2719/794	6/11/2024	WD	U	I	11	100
GRANTOR: KRASAVAGE BRIAN D & E						
GRANTEE: 95104 TURNSTONE LAN						
2425/0911	1/15/2021	WD	Q	I	01	245,000
GRANTOR: ROJAS JAIME E CASANOV						
GRANTEE: KRASAVAGE BRIAN D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W18 PTO=[YR=2015] N4 W5 S4 E5 $ W21 S59 E13 N1 FOP=[YR=2015] E5 FGR=[YR=2015] S1 E21 N20 W21 S19 $ N4 W5 S4 $ N4 E5 N15 E21 N39 $.

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