LOT 1
IN OR 1776/1325
F/K/A PT OF LOT 26 (S-1)

JOHNSON PAMELA W
95084 TURTLE LANE
FERNANDINA BEACH, FL 32034

2026

45-2N-28-535J-0001-0000

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	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

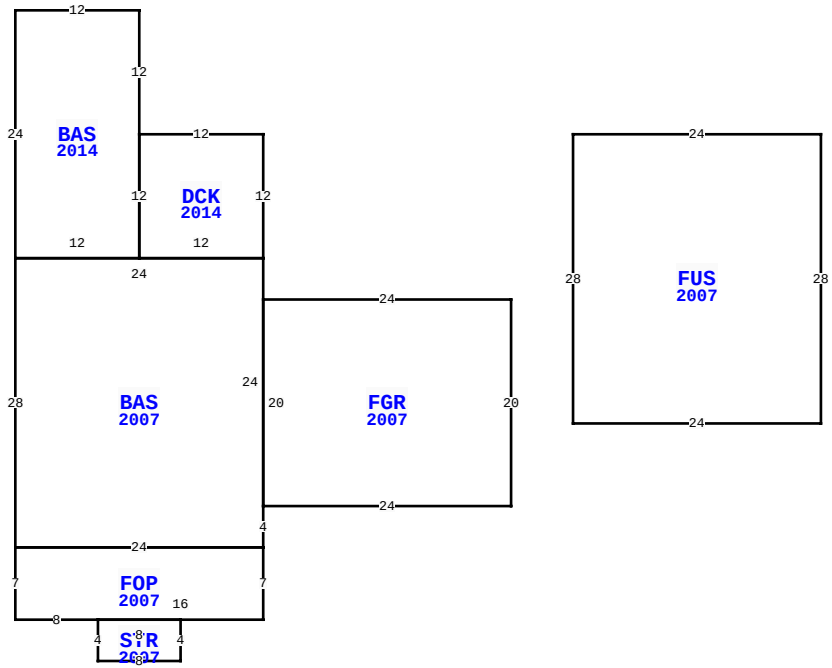
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	2007	672	94,692
BAS	288	100	2014	288	40,582
DCK	144	10	2014	14	1,973
FGR	480	55	2007	264	37,200
FOP	168	30	2007	50	7,046
FUS	672	100	2007	672	94,692
STR	32	10	2007	3	423
TOTALS	2,456			1,963	276,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,963	110.7890	154.00	302,302	2007	2007	0	0	0	8.50	91.50

1 SNGL FAM 0% - 0 Heated Area: 1632 HX Base Yr



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

95081 TURTLE LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	276,606
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	166,200
TOTAL MARKET VALUE	442,806
SOH/AGL Deduction	82,137
ASSESSED VALUE	360,669
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	360,669
TOTAL JUST VALUE	442,806
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	430,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19796	ELEC OTHER	3,500	08/01/2007
M13105	MECH OTHER	0	07/01/2007
P12556	OTHER	0	07/01/2007
C19960	CO ISSUED	0	05/01/2007
B19960	NEW CONSTR	140,000	05/01/2007
R10397	REPAIR/RRF	2,000	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1776/1325	1/24/2012	WD	U	I	30	15,000

GRANTOR: JOHNSON THAD O & JENN
GRANTEE: JOHNSON STEPHEN C &

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2014] W12 BAS=[YR=2014] N12 W12 S24 BAS=[YR=2007] S28 FOP=[YR=2007] S7 E8 STR=[YR=2007] S4 E8 N4W8$ E16 N7 W24$ E24 N4 FGR=[YR=2007] E24 N20 W24 S20$ N24 W24$ E12 N12$ S12 E12 N12$ PTR=E30 FUS=[YR=2007] E24 S28 W24 N28$ W30$.

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		OR	0.00	0.00	2.77	AC		1.00	1.00	0.60	100,000.00	60,000.00	166,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.77 Total Land Value: 166,200 Market: 0 Agricultural: 0 Common: 166,200 PRINTED 07/09/2026 BY SYS