

LOT 7
DUNES OF AMELIA PHASE 2
PBK 8/280

DOWLING SUSAN
2889 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0007-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1										
Exterior Wall	10	ABOVE AVG 100	0900	01	2,658	126.9600	150.76	400,720	2019	2019	0	0	1.00	99.00	VALUATION SUMMARY										
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2020													Heated Area: 2320									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020									
Interior Wall	05	DRYWALL 100																							
Interior Floo	12	HARDWOOD 60																							
Interior Floo	14	CARPET 40																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		4 100																							
Bathrooms		3 100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	2. 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
Quality			06	Quality Level 06																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM				MKT AREA			01																		
NEIGHBORHOOD/LOC			2121.100																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,948	100	1,948	290,743																					
FGR	420	55	231	34,478																					
FOP	48	30	14	2,090																					
FSP	224	40	90	13,432																					
FUS	372	100	372	55,522																					
STR	28	10	3	447																					
TOTALS			3,040	2,658	396,713																				
EXTRA FEATURES			2889 TURTLE SHORES DR, FERNANDINA BEACH																						
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									
1	0855	CONC PAVER	0 100	0	0	444.00	SF	7.00	7.00	100	2019	2019	3	99	3,077										
2	0855	CONC PAVER	0 100	0	0	54.00	SF	7.00	7.00	100	2019	2019	3	99	374										
3	0861	POOL GUNIT	0 100	0	0	450.00	SF	85.00	85.00	100	2019	2019	3	93	35,573										
4	0855	CONC PAVER	0 100	0	0	698.00	SF	10.00	10.00	100	2019	2019	3	99	6,910										
5	0476	VF 6 SBPL	0 100	0	0	132.00	LF	32.00	32.00	100	2019	2019	3	96	4,055										
6	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	96	576										
TOTAL OB/XF 50,565																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000								
REVIEW DATE 12/18/2019 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS																									