

LOT 10
DUNES OF AMELIA PHASE 2
PBK 8/280

DELFS MARK & JULIE ET AL/SHERLOCK EDWARD
2888 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0010-0000



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 2									
Exterior Wall	10	ABOVE AVG 100	0900	01	2,303	132.7606	157.65	363,068	2018	2018	0	0	1.50	98.50	VALUATION SUMMARY									
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 100% - 2022												Heated Area: 1974									
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2022									
Interior Wall	05	DRYWALL 100																						
Interior Floor	11	CLAY TILE 60																						
Interior Floor	14	CARPET 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			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	1,974	100	1,974	306,533																				
FGR	436	55	240	37,268																				
FOP	49	30	15	2,330																				
FSP	185	40	74	11,491																				
TOTALS			2,644	2,303	357,622																			
EXTRA FEATURES			2888 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	560.00	SF	7.00	7.00	100	2017	2017	3	97	3,802									
2	0855	CONC PAVER	0 100	0	0	39.00	SF	7.00	7.00	100	2018	2018	3	98	268									
3	0911	SCRN RM A	0 100	0	0	1,091.00	SF	17.50	17.50	100	2019	2019	3	90	17,183									
4	0861	POOL GUNIT	0 100	0	0	406.00	SF	85.00	85.00	100	2019	2019	3	93	32,094									
5	0855	CONC PAVER	0 100	0	0	685.00	SF	15.00	15.00	100	2019	2019	3	99	10,172									
TOTAL OB/XF 63,519																								
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 11/24/2020 BY RK Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS																								