

LOT 59
DUNES OF AMELIA PHASE 2
PBK 8/280

PELLERIN MICHAEL G L/E &/ADDANTE MIRELLA L/E
2788 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0059-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
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	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	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	1,710	100	1,710	265,887
FGR	460	55	253	39,339
FOP	42	30	13	2,022
FOP	112	30	34	5,287
FUS	467	100	467	72,614
STR	61	10	6	933
USP	112	30	34	5,287

TOTALS 2,964 2,517 391,367

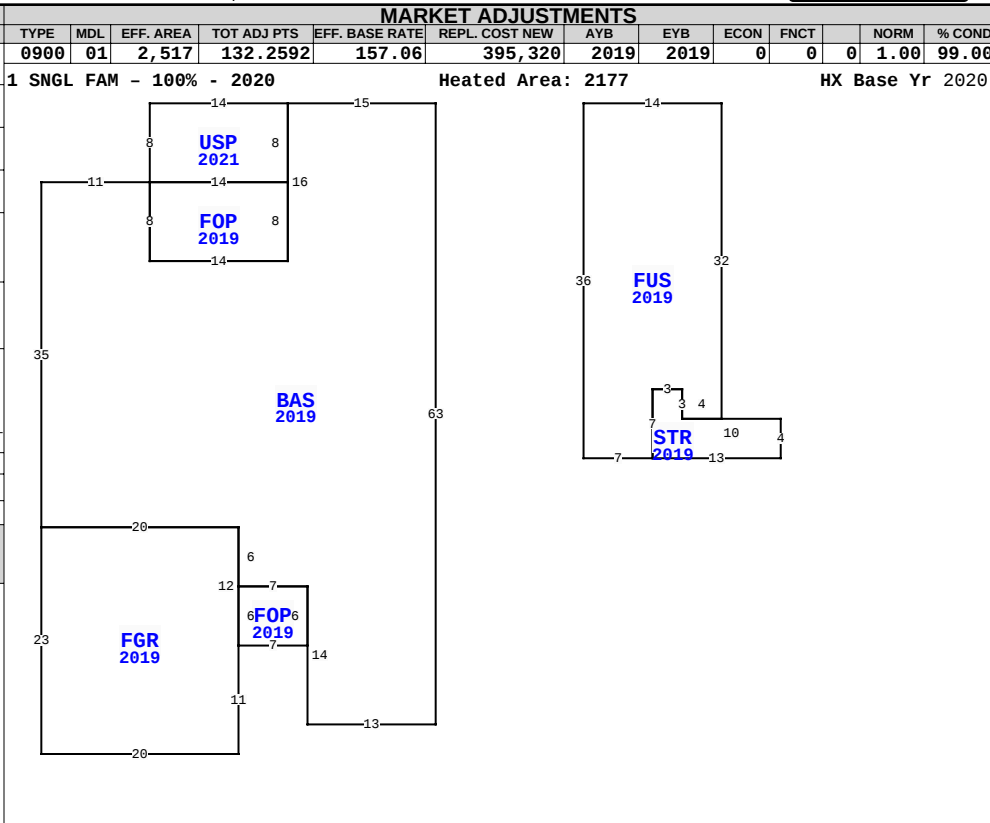
EXTRA FEATURES

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
1	0855	CONC PAVER	0	100	0	0		432.00	SF 10.00	100	2019	2019	3	99	4,277	
2	0855	CONC PAVER	0	100	0	0		57.00	SF 10.00	100	2019	2019	3	99	564	
3	0861	POOL GUNIT	0	100	0	0		420.00	SF 85.00	100	2019	2019	3	93	33,201	
4	0855	CONC PAVER	0	100	0	0		562.00	SF 10.00	100	2019	2019	3	99	5,564	
5	0476	VF 6 SBPL	0	100	0	0		186.00	LF 32.00	100	2019	2019	3	96	5,714	
6	0470	VNYL GATE	0	100	0	0		2.00	UT 300.00	100	2019	2019	3	96	576	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	P D
1	000100	C	SFR	100	

REVIEW DATE 11/22/2021 BY RK



2788 TURTLE SHORES DR, FERNANDINA BEACH

2788 TURTLE SHORES DR, FERNANDINA BEACH										XF DATE		LAND DATE	
										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
432.00	SF	10.00	10.00	100	2019	2019	3	99	4,277				
57.00	SF	10.00	10.00	100	2019	2019	3	99	564				
420.00	SF	85.00	85.00	100	2019	2019	3	93	33,201				
562.00	SF	10.00	10.00	100	2019	2019	3	99	5,564				
186.00	LF	32.00	32.00	100	2019	2019	3	96	5,714				
2.00	UT	300.00	300.00	100	2019	2019	3	96	576				

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 11/22/2021 BY RK

NASSAU COUNTY PROPERTY PAGE 1 of 1 2															
VALUATION SUMMARY															
VALUATION BY STANDARD															
Tax Group: 2 Tax Dist:															
BUILDING MARKET VALUE 391,367															
TOTAL MARKET OB/XF VALUE 49,896															
TOTAL LAND VALUE - MARKET 115,000															
TOTAL MARKET VALUE 556,263															
SOH/AGL Deduction 179,970															
ASSESSED VALUE 376,293															
TOTAL EXEMPTION VALUE HX HB 50,000															
BASE TAXABLE VALUE 326,293															
TOTAL JUST VALUE 556,263															
NCON VALUE 0															
INCOME VALUE															
PREVIOUS YEAR MKT VALUE 532,582															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200375	ADDITION	7,020	07/09/2020
20190222	SWIM POOL	0	04/03/2019
20183003	NEW CONSTR	284,548	08/29/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2540/0372	2/17/2022	WD	U	V	11	100
GRANTOR: PELLERIN MICHAEL GILF						
GRANTEE: PELLERIN MICHAEL G						
2257/1889	2/25/2019	WD	Q	I	01	373,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PELLERIN MICHAEL G						

BUILDING NOTES

BUILDING DIMENSIONS															
BAS=[YR=2019] W15 USP=[YR=2021] W14 S8 FOP=[YR=2019] S8 E14 N8 W14\$ E14 N8 \$ S16 W14 N8 W11 S35 FGR=[YR=2019] S23 E20 N11FOP=[YR=2019] E7 N6 W7 S6\$ N12 W20\$ E20 S6 E7 S14 E13 N63\$ PTR= E15 FUS=[YR=2019] S36 E7 STR=[YR=2019] E13 N4 W10 N3 W3 S7\$ N7 E3 S3 E4 N32 W14\$ W15\$.															

BUILDING DIMENSIONS															
BAS=[YR=2019] W15 USP=[YR=2021] W14 S8 FOP=[YR=2019] S8 E14 N8 W14\$ E14 N8 \$ S16 W14 N8 W11 S35 FGR=[YR=2019] S23 E20 N11FOP=[YR=2019] E7 N6 W7 S6\$ N12 W20\$ E20 S6 E7 S14 E13 N63\$ PTR= E15 FUS=[YR=2019] S36 E7 STR=[YR=2019] E13 N4 W10 N3 W3 S7\$ N7 E3 S3 E4 N32 W14\$ W15\$.															

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