

LOT 61
DUNES OF AMELIA PHASE 2
PBK 8/280

MARTIN NOEL S & SHERRI R
2784 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0061-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	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

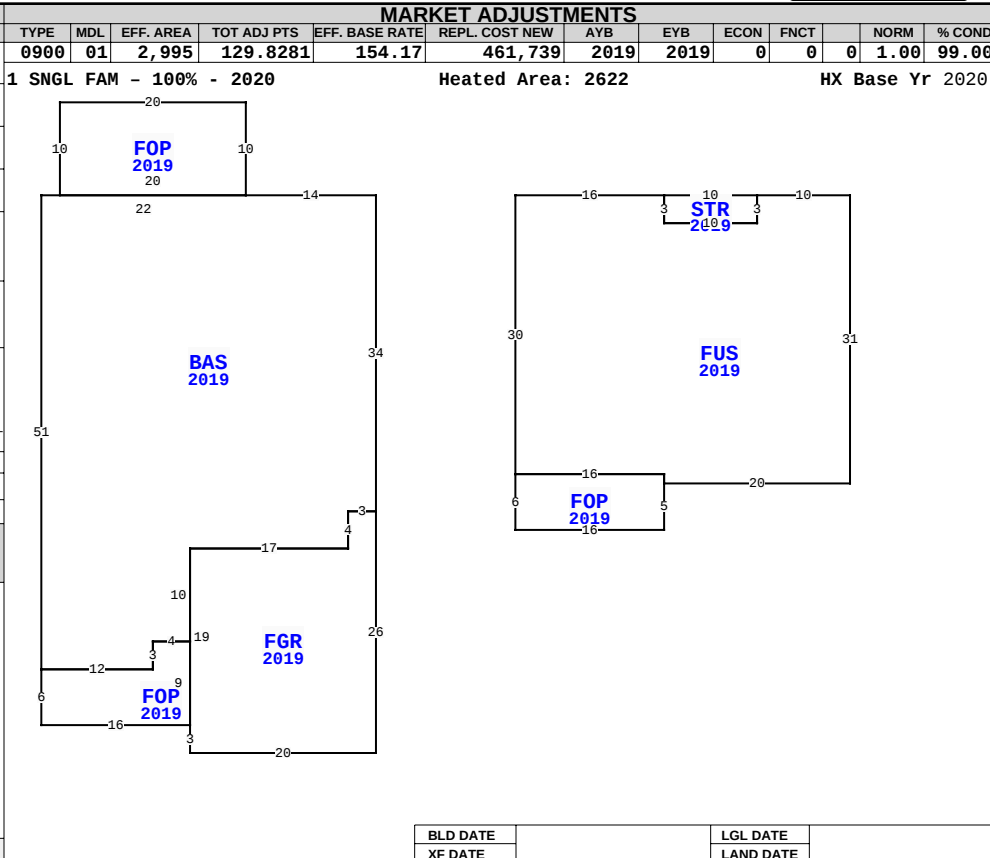
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,552	100	1,552	236,879
FGR	452	55	249	38,004
FOP	96	30	29	4,426
FOP	108	30	32	4,884
FOP	200	30	60	9,158
FUS	1,070	100	1,070	163,312
STR	30	10	3	458
TOTALS	3,508		2,995	457,122

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		610.00	SF 10.00	100	2019	2019	3	99	6,039	
2	0810	CONCRETE A	0	100	4	3		12.00	SF 6.50	100	2019	2019	3	99	77	
3	0861	POOL GUNIT	0	100	0	0		364.00	SF 85.00	100	2020	2020	3	95	29,393	
4	0855	CONC PAVER	0	100	0	0		554.00	SF 10.00	100	2020	2020	3	99	5,485	

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							



2784 TURTLE SHORES DR, FERNANDINA BEACH

BLD DATE	XF DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 40,994

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							

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	457,122
TOTAL MARKET OB/XF VALUE	40,994
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	613,116
SOH/AGL Deduction	257,261
ASSESSED VALUE	355,855
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	305,855
TOTAL JUST VALUE	613,116
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	578,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190626	SWIM POOL	0	11/18/2019
20190201	NEW CONSTR	0	04/11/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2315/0730	10/25/2019	WD	Q	I	01	406,500
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: MARTIN NOEL S & SHE						
2243/1897	12/12/2018	SW	Q	V	01	86,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: NEW ATLANTIC BUILDERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 FOP=[YR=2019] N10 W20 S10 E20\$ W22 S51
FOP=[YR=2019] S6 E16 FGR=[YR=2019] S3 E20 N26 W3 S4 W17 S19\$
N9 W4 S3 W12\$ E12 N3 E4 N10 E17 N4 E3 N34\$ PTR=E15
FUS=[YR=2019] E16 STR=[YR=2019] E10 S3 W10 N3\$ S3 E10 N3 E10
S31 W20 FOP=[YR=2019] S5 W16 N6 E16 S1\$ N1 W16 N30\$ W15\$.