

LOT 64
DUNES OF AMELIA PHASE 2
PBK 8/280

BROWN HUGH M/WESTBY-GIBSON RICHARD
2781 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0064-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3.5	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
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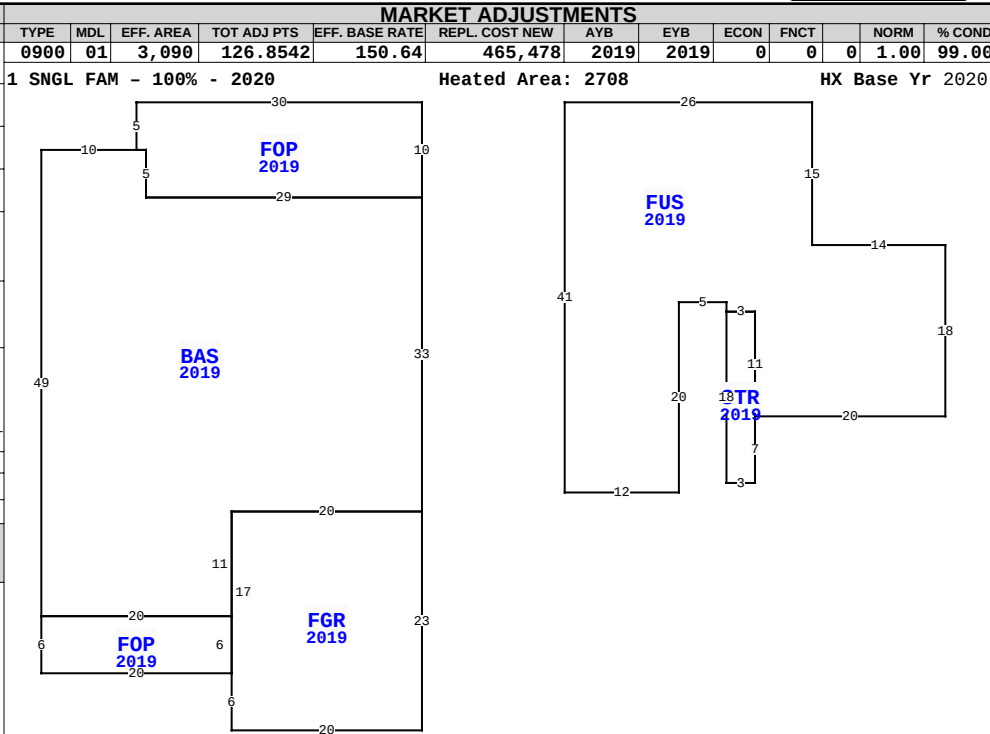
NEIGHBORHOOD/LOC	2121.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,595	100	1,595	237,868
FGR	460	55	253	37,731
FOP	120	30	36	5,369
FOP	295	30	88	13,123
FUS	1,113	100	1,113	165,985
STR	54	10	5	745

TOTALS	3,637		3,090	460,823
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	100	0	0		633.00	7.00	100	2019
2	0855	CONC PAVER	0	100	0	0		45.00	7.00	100	2019
3	0911	SCRN RM A	0	100	0	0		1,090.00	17.50	100	2019
4	0861	POOL GUNIT	0	100	0	0		378.00	85.00	100	2019
5	0855	CONC PAVER	0	100	0	0		712.00	10.00	100	2019
6	0871	POOL HTR R	0	100	0	0		1.00	2,000.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00



2781 TURTLE SHORES DR, FERNANDINA BEACH

2781 TURTLE SHORES DR, FERNANDINA BEACH										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
633.00	SF	7.00	7.00	100	2019	2019	3	99	4,387				
45.00	SF	7.00	7.00	100	2019	2019	3	99	312				
1,090.00	SF	17.50	17.50	100	2019	2019	3	90	17,168				
378.00	SF	85.00	85.00	100	2019	2019	3	93	29,881				
712.00	SF	10.00	10.00	100	2019	2019	3	99	7,049				
1.00	UT	2,000.00	2,000.00	100	2019	2019	3	90	1,800				

TOTAL OB/XF												60,597	
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DPTH	%	TOT	UNIT	ADJ UNIT	L	
D	ZONE			LND	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VA	
		0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	:	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		460,823	
TOTAL MARKET OB/XF VALUE		60,597	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		636,420	
SOH/AGL Deduction		213,285	
ASSESSED VALUE		423,135	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		373,135	
TOTAL JUST VALUE		636,420	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		605,288	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190483	SWIM POOL	57,500	08/21/2019
20183984	NEW CONSTR	350,525	11/25/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2290/1261	7/15/2019	WD	Q	I	02	430,900	
GRANTOR: NEW ATLANTIC BUILDERS							
GRANTEE: BROWN HUGH M & RICH							
2227/1743	9/26/2018	SW	Q	V	01	86,000	
GRANTOR: PARKWAY DUNES LLC							
GRANTEE: NEW ATLANTIC BUILDERS							

BUILDING NOTES							
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BUILDING DIMENSIONS							
FOP=[YR=2019] W30 S5 BAS=[YR=2019] W10 S49 FOP=[YR=2019] S6 E20 FGR=[YR=2019] S6 E20 N23 W20 S17\$ N6 W20\$ E20 N11 E20 N33 W29 N5 W1\$ E1 S5 E29 N10\$ PTR=E15 FUS=[YR=2019] E26 S15 E14 S18 W20 STR=[YR=2019] S7 W3 N18 E3 S11\$ N11 W3 N1 W5 S20 W12 N41\$ W15\$.							