LOT 65
IN OR 2227/989
DUNES OF AMELIA PHASE 2

YOUNG BRIAN F & CHERYL
2783 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0065-0000

BUILDING CHARACTERISTICS

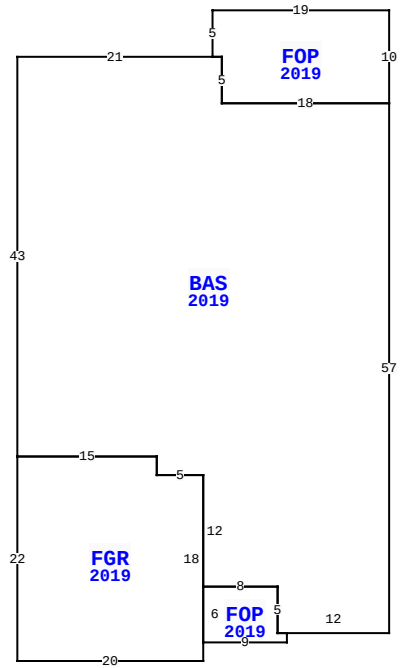
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,980	100	1,980	309,300
FGR	430	55	236	36,866
FOP	49	30	15	2,343
FOP	185	30	56	8,748
TOTALS	2,644		2,287	357,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,287	132.8733	157.79	360,866	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2020 Heated Area: 1980 HX Base Yr 2020



2783 TURTLE SHORES DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		357,257
TOTAL MARKET OB/XF VALUE		3,230
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		475,487
SOH/AGL Deduction		159,825
ASSESSED VALUE		315,662
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		265,662
TOTAL JUST VALUE		475,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183983	NEW CONSTR	265,109	11/25/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2293/0445	7/16/2019	WD	Q	I	01	360,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: YOUNG BRIAN F & CHE						
2227/0989	9/26/2018	SW	Q	V	01	86,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W19 S5 BAS=[YR=2019] W21 S43 FGR=[YR=2019] S22 E20 N2 FOP=[YR=2019] E9 N1 W1 N5 W8 S6$ N18 W5 N2 W15$ E15 S2 E5 S12 E8 S5 E12 N57 W18 N5 W1$ E1 S5 E18 N10$.

EXTRA FEATURES

LN	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	433.00	SF	7.00	7.00	100	2019	2019	3	99	3,001	
2	0855	CONC PAVER	0	100	0	0	33.00	SF	7.00	7.00	100	2019	2019	3	99	229	

LAND DESCRIPTION

TOTAL OB/XF 3,230

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 07/15/2019 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS