LOT 70
DUNES OF AMELIA PHASE 2
PBK 8/280

COOPER ZACHARY B & SI
2793 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-044D-0070-0000**

## BUILDING CHARACTERISTICS

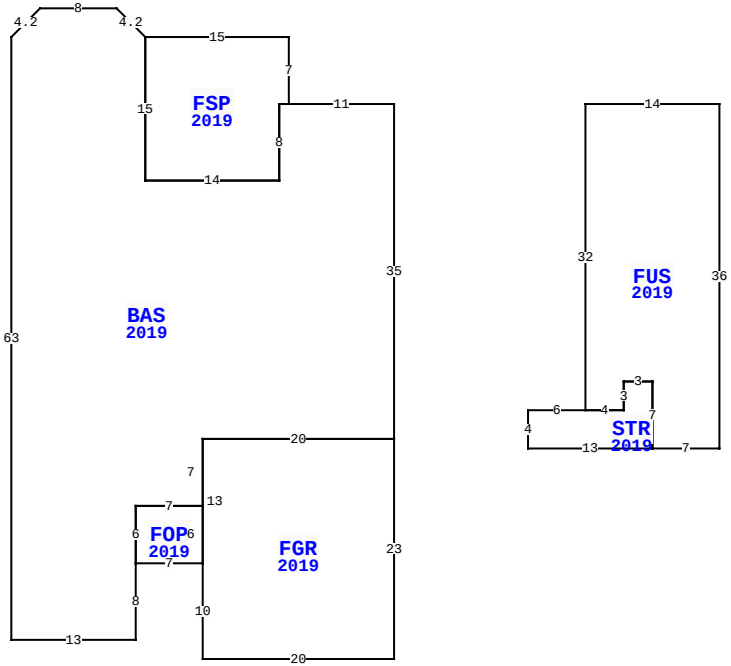
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 1,741 | 100 | 1,741 | 282,462 |
| FGR | 460 | 55 | 253 | 41,047 |
| FOP | 42 | 30 | 13 | 2,109 |
| FSP | 217 | 40 | 87 | 14,115 |
| FUS | 467 | 100 | 467 | 75,767 |
| STR | 61 | 10 | 6 | 973 |
| TOTALS | 2,988 | | 2,567 | 416,473 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,567 | 138.0000 | 163.88 | 420,680 | 2019 | 2019 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SNGL FAM – 100% - 2021 Heated Area: 2208 HX Base Yr 2021




2793 TURTLE SHORES DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 416,473 |
| TOTAL MARKET OB/XF VALUE | | 12,323 |
| TOTAL LAND VALUE - MARKET | | 115,000 |
| TOTAL MARKET VALUE | | 543,796 |
| SOH/AGL Deduction | | 164,727 |
| ASSESSED VALUE | | 379,069 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 329,069 |
| TOTAL JUST VALUE | | 543,796 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 528,666 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20183668 | CO ISSUED | 0 | 03/27/2019 |
| 20183668 | NEW CONSTR | 291,418 | 10/25/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2266/0487 | 3/29/2019 | WD | Q | I | 01 | 370,500 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: COOPER ZACHARY B & | | | | | | |
| 2212/1526 | 7/18/2018 | SW | Q | V | 05 | 688,000 |
| GRANTOR: PARKWAY DUNES LLC | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W11 FSP=[YR=2019] N7 W15 S15 E14 N8 E1$ W1 S8 W14 N15 U3 L3 W8 D3 L3 S63 E13 N8 FOP=[YR=2019] E7 FGR=[YR=2019] S10 E20 N23 W20 S13$ N6 W7 S6$ N6 E7 N7 E20 N35$ PTR= E20 FUS=[YR=2019] S32 STR=[YR=2019] W6 S4 E13 N7 W3 S3 W4$ E4 N3 E3 S7 E7 N36 W14$ W20$.

## 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 | 60.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 99 | 594 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 623.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 99 | 6,168 | |
| 3 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 180.00 | LF | 32.00 | 32.00 | 100 | 2019 | 2019 | 3 | 96 | 5,530 | |
| 4 | 0471 | VINYL FNC | 0 | 100 | 0 | 0 | 1.00 | LF | 32.00 | 32.00 | 100 | 2019 | 2019 | 3 | 96 | 31 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,323

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000000 | C | VAC RES | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 115,000.00 | 115,000.00 | 115,000 | | | | | | | |

REVIEW DATE 05/01/2019 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS