LOT 71
DUNES OF AMELIA PHASE 2
PBK 8/280

HORVAT Z STEPHEN
2795 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0071-0000

BUILDING CHARACTERISTICS

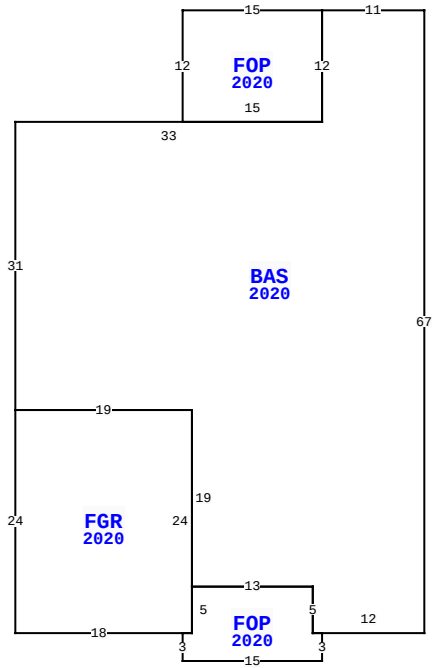
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,031	100	2,031	324,811
FGR	456	55	251	40,141
FOP	110	30	33	5,277
FOP	180	30	54	8,636
TOTALS	2,777		2,369	378,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,369	135.3527	160.73	380,769	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 2031 HX Base Yr 2021



2795 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		378,865
TOTAL MARKET OB/XF VALUE		41,214
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		535,079
SOH/AGL Deduction		158,548
ASSESSED VALUE		376,531
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		326,531
TOTAL JUST VALUE		535,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		515,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211088	SWIM POOL	0	03/22/2021
20190437	NEW CONSTR	279,106	08/21/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2386/1159	8/14/2020	WD	Q	I	01	387,500
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: HORVAT Z STEPHEN						
2255/1282	2/13/2019	SW	Q	V	01	86,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W11 FOP=[YR=2020] W15 S12 E15 N12$ S12 W33 S31 FGR=[YR=2020] S24 E18 FOP=[YR=2020] S3 E15 N3 W1 N5 W13 S5 W1$ E1 N24 W19$ E19 S19 E13 S5 E12 N67$.

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	676.00	SF	10.00	10.00	100	2020	2020	3	99	6,692	
2	0855	CONC PAVER	0	100	0	0	54.00	SF	10.00	10.00	100	2020	2020	3	99	535	
3	0861	POOL GUNIT	0	100	13	30	390.00	SF	85.00	85.00	100	2021	2021	3	98	32,487	
4	0855	CONC PAVER	0	100	5	30	150.00	SF	10.00	10.00	100	2021	2021	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 41,214

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 12/13/2021 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS