LOT 72
DUNES OF AMELIA PHASE 2
PBK 8/280

MEEHAN THOMAS J & TERESA P
21 CASSIA COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0072-0000

BUILDING CHARACTERISTICS

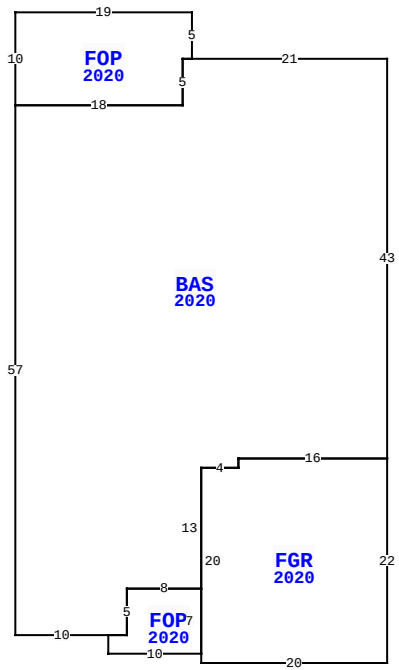
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,974	100	1,974	307,818
FGR	436	55	240	37,425
FOP	60	30	18	2,807
FOP	185	30	56	8,732
TOTALS	2,655		2,288	356,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,288	131.9717	156.72	358,575	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 1974 HX Base Yr 2021



2797 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		356,782
TOTAL MARKET OB/XF VALUE		6,316
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		478,098
SOH/AGL Deduction		169,605
ASSESSED VALUE		308,493
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		258,493
TOTAL JUST VALUE		478,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190492	CO ISSUED	0	04/15/2020
20190492	NEW CONSTR	269,004	08/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2634/1425	4/28/2023	WD	Q	I	01	640,000
GRANTOR: CANAL WILLIAM EDWARD						
GRANTEE: MEEHAN THOMAS J & T						
2355/0266	4/17/2020	WD	Q	I	02	389,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: CANAL WILLIAM EDWAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W21 FOP=[YR=2020] N5 W19 S10 E18 N5 E1 $ W1 S5 W18 S57 E10 FOP=[YR=2020] S2 E10 FGR=[YR=2020] S1 E20 N22 W16 S1 W4 S20 $ N7 W8 S5 W2 $ E2 N5 E8 N13 E4 N1 E16 N43 $.

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	638.00	SF	10.00	10.00	100	2020	2020	3	99	6,316	

LAND DESCRIPTION

TOTAL OB/XF 6,316

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 12/07/2020 BY RK Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS