LOT 74
IN OR 2246/1857
DUNES OF AMELIA PHASE 2

NORTH NELSON T & TRISHA CAROLINE
2801 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0074-0000

BUILDING CHARACTERISTICS

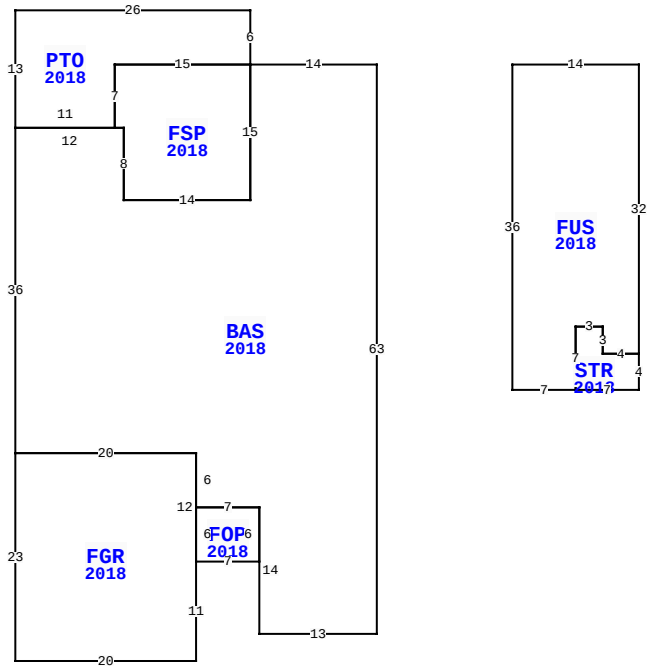
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	1,728	100	1,728	267,329
FGR	460	55	253	39,140
FOP	42	30	13	2,011
FSP	217	40	87	13,459
FUS	467	100	467	72,247
PTO	233	5	12	1,857
STR	37	10	4	619
TOTALS	3,184		2,564	396,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,564	132.2592	157.06	402,702	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2019 Heated Area: 2195 HX Base Yr 2019



2801 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		396,661
TOTAL MARKET OB/XF VALUE		5,831
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		517,492
SOH/AGL Deduction		177,583
ASSESSED VALUE		339,909
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		289,909
TOTAL JUST VALUE		517,492
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		505,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183001	CO ISSUED	0	12/31/2018
20183001	NEW CONSTR	286,278	08/29/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2246/1857	12/31/2018	WD	Q	I	01	355,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: NORTH NELSON THOMAS						
2208/0388	6/27/2018	SW	Q	V	01	86,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

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	790.00	SF	7.00	7.00	100	2018	2018	3	98	5,419	
2	0855	CONC PAVER	0	100	0	0	60.00	SF	7.00	7.00	100	2018	2018	3	98	412	

BUILDING DIMENSIONS

BAS=[YR=2018] W14 PTO=[YR=2018] N6 W26 S13 E11 FSP=[YR=2018] E1 S8 E14 N15 W15 S7$ N7 E15$ S15 W14 N8 W12 S36
FGR=[YR=2018] S23 E20 N11 FOP=[YR=2018] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 E13 N63$ PTR=E15 FUS=[YR=2018] E14 S32
STR=[YR=2018] S4 W7 N7 E3 S3 E4$ W4 N3 W3 S7 W7 N36$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 5,831

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 01/11/2019 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS