LOT 76
DUNES OF AMELIA PHASE 2
PBK 8/280

BROWN KATHLEEN B
2805 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0076-0000

NASSAU COUNTY PROPERTY

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

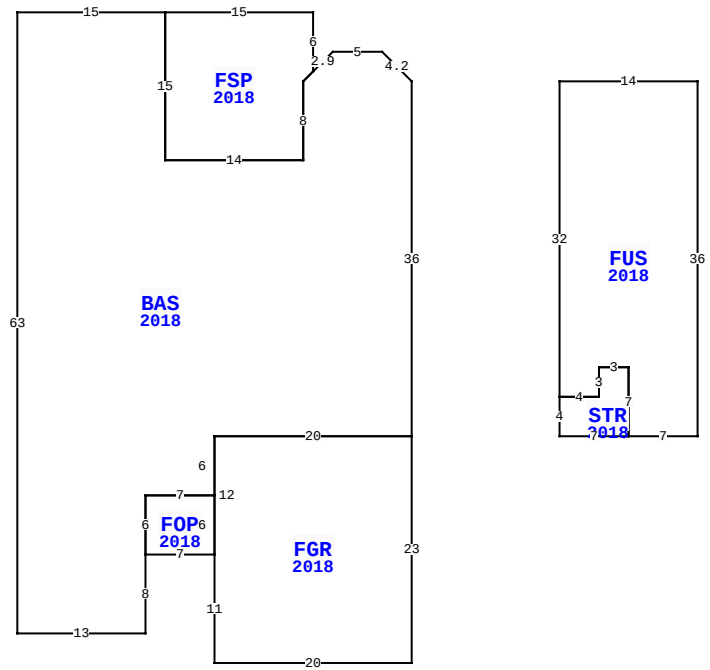
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2121.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,759	100	1,759	275,070
FGR	460	55	253	39,564
FOP	42	30	13	2,033
FSP	217	40	87	13,605
FUS	467	100	467	73,029
STR	37	10	4	625
TOTALS	2,982		2,583	403,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,583	133.6944	158.76	410,077	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2022 Heated Area: 2226 HX Base Yr 2022



2805 TURTLE SHORES DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		403,926
TOTAL MARKET OB/XF VALUE		5,625
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		524,551
SOH/AGL Deduction		0
ASSESSED VALUE		524,551
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		474,551
TOTAL JUST VALUE		524,551
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		512,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182267	NEW CONSTR	289,476	07/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2475/1054	6/30/2021	WD	Q	I	01	555,000
GRANTOR: MINETT WALTER J & FLO						
GRANTEE: BROWN KATHLEEN B						
2244/0743	12/14/2018	WD	Q	I	02	362,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MINETT WALTER J & F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W5 D2 L2 FSP=[YR=2018] N6 W15 S15 E14 N8 U1 R1 $ D1 L1 S8 W14 N15 W15 S63 E13 N8 FOP=[YR=2018] E7 FGR=[YR=2018] S11 E20 N23 W20 S12$ N6 W7 S6$ N6 E7 N6 E20 N36$ PTR=E15 FUS=[YR=2018] E14 S36 W7 STR=[YR=2018] W7 N4 E4 N3 E3 S7$ N7 W3 S3 W4 N32$ W15$.

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	667.00	SF	7.00	7.00	100	2018	2018	3	98	4,576	
2	0855	CONC PAVER	0	100	0	0	63.00	SF	7.00	7.00	100	2018	2018	3	98	432	
3	0855	CONC PAVER	0	100	0	0	90.00	SF	7.00	7.00	100	2018	2018	3	98	617	

LAND DESCRIPTION

TOTAL OB/XF 5,625

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 02/26/2019 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS