

LOT 79
DUNES OF AMELIA PHASE 2
PBK 8/280

FRESE JEFFREY T & SHEILA A
2811 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0079-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																									
Exterior Wall	10	ABOVE AVG 100	0900	01	2,274	127.3118	151.18	343,783	2020	2020	0	0	0.50	99.50	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2021													Heated Area: 1941																								
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021																								
Interior Wall	05	DRYWALL 100															VALUATION SUMMARY																							
Interior Floo	11	CLAY TILE 70															Tax Group: 2												Tax Dist:											
Interior Floo	14	CARPET 30															BUILDING MARKET VALUE												342,064											
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE												47,715											
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET												115,000											
Bedrooms		4 100															TOTAL MARKET VALUE												504,779											
Bathrooms		2 100															SOH/AGL Deduction												139,091											
Frame	02	WOOD FRAME 100															ASSESSED VALUE												365,688											
Stories	1.	1. 100															TOTAL EXEMPTION VALUE												HX HB 50,000											
Units	0	0 100															BASE TAXABLE VALUE												315,688											
Occupancy	00	NONE 100	TOTAL JUST VALUE												504,779																									
			NCON VALUE												41,240																									
			INCOME VALUE																																					
			PREVIOUS YEAR MKT VALUE												453,126																									
Quality			05	Quality Level 05																																				
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	1,941	100	1,941	291,973																																				
FGR	464	55	255	38,358																																				
FOP	67	30	20	3,009																																				
FOP	195	30	58	8,724																																				
TOTALS			2,667		2,274	342,064																																		
EXTRA FEATURES			2811 TURTLE SHORES DR, FERNANDINA BEACH																																					
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	654.00	SF	10.00	10.00	100	2020	2020	3	99	6,475																									
2	0861	POOL GUNIT	0 100	0	0	264.00	SF	85.00	85.00	100	2022	2022	3	100	22,440																									
3	0912	SCRN RM G	0 100	0	0	648.00	SF	20.00	20.00	100	2022	2022	3	100	12,960																									
4	0855	CONC PAVER	0 100	0	0	384.00	SF	10.00	10.00	100	2022	2022	3	100	3,840																									
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000																									
LAND DESCRIPTION																	TOTAL OB/XF 47,715																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 04/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS																																								