LOT 81
DUNES OF AMELIA PHASE 2
PBK 8/280

**HOUSTON JOHN PATRICK & LEIGH ANN**
2815 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-044D-0081-0000**

## BUILDING CHARACTERISTICS

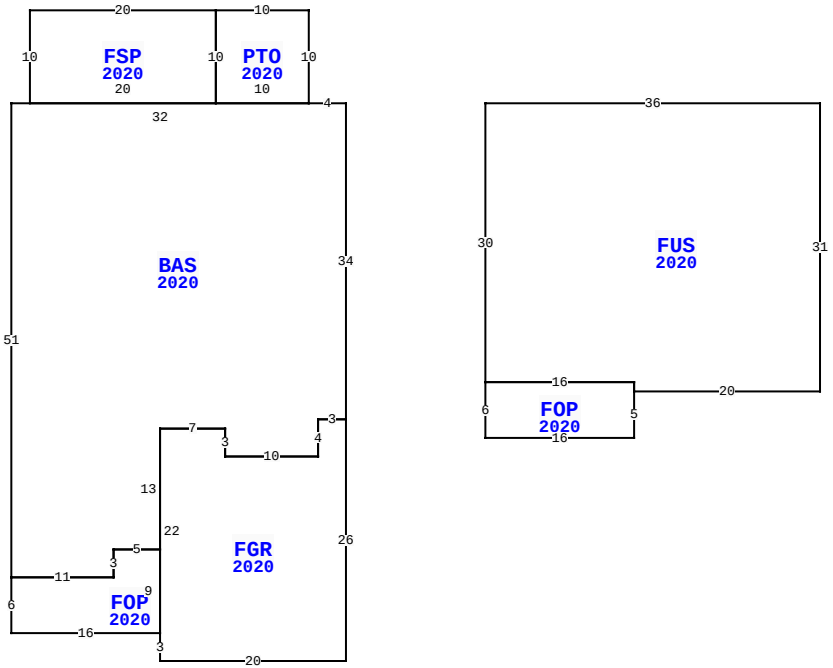
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 90 |
| Roof Cover | 13 | STAND SEAM 10 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 4 100 |
| 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 | 1,528 | 100 | 1,528 | 231,126 |
| FGR | 473 | 55 | 260 | 39,327 |
| FOP | 96 | 30 | 29 | 4,387 |
| FOP | 111 | 30 | 33 | 4,992 |
| FSP | 200 | 40 | 80 | 12,101 |
| FUS | 1,100 | 100 | 1,100 | 166,386 |
| PTO | 100 | 5 | 5 | 756 |
| TOTALS | 3,608 | | 3,035 | 459,074 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,035 | 128.0180 | 152.02 | 461,381 | 2020 | 2020 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SNGL FAM – 100% - 2023 Heated Area: 2628 HX Base Yr 2023




2815 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 | | 459,074 |
| TOTAL MARKET OB/XF VALUE | | 10,644 |
| TOTAL LAND VALUE - MARKET | | 115,000 |
| TOTAL MARKET VALUE | | 584,718 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 584,718 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 534,718 |
| TOTAL JUST VALUE | | 584,718 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 569,453 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20190493 | CO ISSUED | 0 | 04/09/2020 |
| 20190493 | NEW CONSTR | 353,496 | 08/30/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2562/1177 | 5/12/2022 | WD | Q | I | 01 | 720,000 |
| GRANTOR: STANDORF MARK D & BAR | | | | | | |
| GRANTEE: HOUSTON JOHN PATRIC | | | | | | |
| 2353/1087 | 4/10/2020 | WD | Q | I | 01 | 411,900 |
| GRANTOR: NEW ATLANTIC BUILDERS | | | | | | |
| GRANTEE: STANDORF MARK D & B | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W4PTO=[YR=2020] N10 W10 FSP=[YR=2020] W20 S10 E20N10$S10 E10$ W32 S51 FOP=[YR=2020] S6 E16 FGR=[YR=2020] S3 E20 N26 W3 S4 W10 N3 W7 S22$ N9 W5 S3 W11$ E11 N3 E5 N13 E7 S3 E10 N4 E3 N34$ PTR=E15 FUS=[YR=2020] E36S31 W20 FOP=[YR=2020] S5 W16 N6 E16 S1$ N1 W16 N30$ 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 | 638.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 99 | 6,316 | |
| 2 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 138.00 | LF | 32.00 | 32.00 | 100 | 2020 | 2020 | 3 | 98 | 4,328 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,644

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