

LANDON SHAWN M
2819 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

00-00-30-044D-0083-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

16

WD FR STUC 100

Roof Structur

08

IRREGULAR 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 60

Interior Floo

11

CLAY TILE 40

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

TOTALS

2,808

2,435

359,139

Quality

06

Quality Level 06

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

2121.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,117

100

2,117

312,237

FGR

441

55

243

35,840

FOP

50

30

15

2,213

FOP

200

30

60

8,849

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,435

128.7034

152.84

372,165

2015

2015

0

0

0

3.50

96.50

1 SNGL FAM - 100% - 2017

Heated Area: 2117

HX Base Yr 2017

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

2819 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

635.00

SF 7.00

7.00

100

2015

2015

3

96

4,267

2

0855

CONC PAVER

0 100

0

0

126.00

SF 7.00

7.00

100

2015

2015

3

96

847

LAND DESCRIPTION

TOTAL OB/XF

5,114

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

01/15/2019

BY

DJA

Total Acres: 0.00

Total Land Value: 115,000

Market: 0

Agricultural: 0

Common: 115,000

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BUILDING CHARACTERISTICS

CONSTRUCTION

VALUATION BY

Tax Group: 2

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

359,139

5,114

115,000

479,253

162,519

316,734

50,000

266,734

479,253

0

418,792

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20142819

NEW CONSTR

236,974

12/11/2014

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / I

V / I

RSN CD

SALE PRICE

2077/1593

10/14/2016

WD Q

I

01

359,900

GRANTOR: RIVERSIDE HOMES OF NO

GRANTEE: LONDON SHAWN M

1951/0329

12/05/2014

SW U V

30

860,000

GRANTOR: PARKWAY DUNES LLC

GRANTEE: RIVERSIDE HOMES OF

BUILDING NOTES

BAS=[YR=2015] W30 FOP=[YR=2015] W14 S15 E11 N2 U3 R3 N10\$ S10 D3 L3 S2 W11 S30 FOP=[YR=2015] S6 E9 N3 U3 L3 W6\$ E6 D3 R3 S3 E1 S13 E8 N1 E5 FGR=[YR=2015] S7 E21 N21 W21 S14\$ N14 E21 N49\$.