LOT 84
DUNES OF AMELIA PHASE 1
PBK 8/88

SONNENBERG STACEY LYNN & JAY A
2839 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0084-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

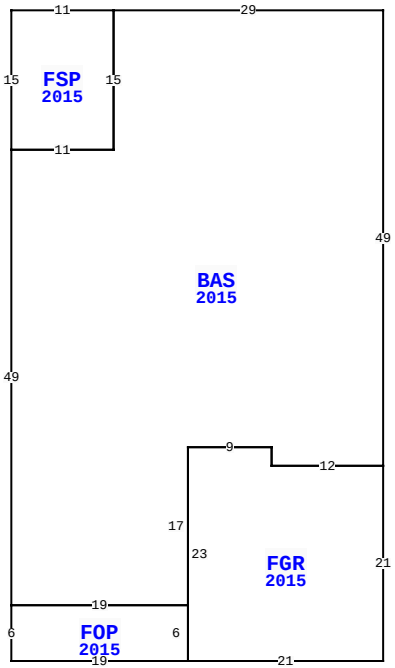
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	2,062	100	2,062	308,901
FGR	459	55	252	37,751
FOP	114	30	34	5,093
FSP	165	40	66	9,887
TOTALS	2,800		2,414	361,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,414	130.7320	155.24	374,749	2015	2015	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2023 Heated Area: 2062 HX Base Yr 2023



2839 TURTLE SHORES DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		361,633
TOTAL MARKET OB/XF VALUE		41,551
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		518,184
SOH/AGL Deduction		0
ASSESSED VALUE		518,184
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		468,184
TOTAL JUST VALUE		518,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200341	SWIM POOL	50,000	07/15/2020
20150279	NEW CONSTR	280,802	02/09/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2556/0070	4/15/2022	WD	Q	I	01	646,000
GRANTOR: WILSON CHRISTOPHER &						
GRANTEE: SONNENBERG STACEY L						
2136/1419	7/27/2017	WD	Q	I	01	329,900
GRANTOR: WILLIAMS GEORGE W III						
GRANTEE: WILSON CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W29 FSP=[YR=2015] W11 S15 E11 N15$ S15 W11 S49 FOP=[YR=2015] S6 E19 FGR=[YR=2015] E21 N21 W12 N2 W9 S23$ N6 W19$ E19 N17 E9 S2 E12 N49$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
2	0855	CONC PAVER	0	100	0	0	665.00	SF	7.00	7.00	100	2015	2015	3	96	4,469	
3	0855	CONC PAVER	0	100	0	0	36.00	SF	7.00	7.00	100	2015	2015	3	96	242	
4	0476	VF 6 SBPL	0	100	0	0	113.00	LF	32.00	32.00	100	2015	2015	3	90	3,254	
5	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2020	2020	3	95	27,132	
6	0855	CONC PAVER	0	100	0	0	456.00	SF	10.00	10.00	100	2020	2020	3	99	4,514	

LAND DESCRIPTION

TOTAL OB/XF 41,551

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