LOT 85
IN OR 1983/46
DUNES OF AMELIA PHASE 1

BRUMME NICOLE
2855 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0085-0000

BUILDING CHARACTERISTICS

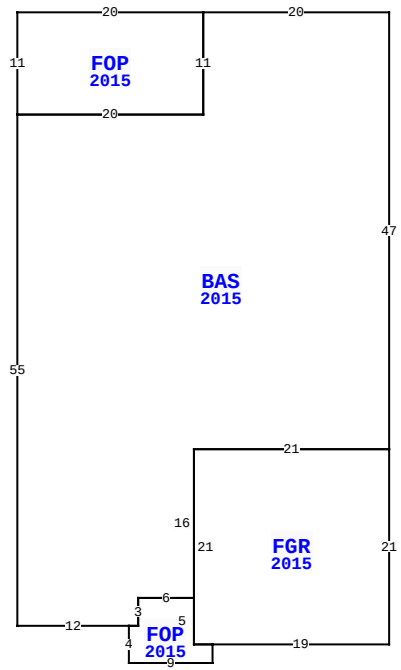
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,003	100	2,003	305,494
FGR	441	55	243	37,062
FOP	50	30	15	2,288
FOP	220	30	66	10,066
TOTALS	2,714		2,327	354,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,327	133.0987	158.05	367,782	2015	2015	0	0	0	3.50	96.50

1 SNGL FAM – 0% - 0 Heated Area: 2003 HX Base Yr



2855 TURTLE SHORES DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	354,910
TOTAL MARKET OB/XF VALUE	4,777
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	474,687
SOH/AGL Deduction	94,580
ASSESSED VALUE	380,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	380,107
TOTAL JUST VALUE	474,687
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	415,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142855	NEW CONSTR	221,941	12/04/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1983/0046	5/28/2015	WD	Q	I	01	344,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: BRUMME NICOLE						
1951/0329	12/05/2014	SW	U	V	30	860,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W20 FOP=[YR=2015] W20 S11 E20 N11$ S11 W20 S55 E12 FOP=[YR=2015] S4 E9 N2 FGR=[YR=2015] E19 N21 W21 S21 E2$ W2 N5 W6 S3 W1 $ E1 N3 E6 N16 E21 N47$.

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	0	0	0	674.00	SF	7.00	7.00	100	2015	2015	3	96	4,529	
2	0855	CONC PAVER	0	0	0	0	28.00	SF	7.00	7.00	100	2015	2015	3	96	188	
3	0855	CONC PAVER	0	0	3	3	9.00	SF	7.00	7.00	100	2015	2015	3	96	60	

LAND DESCRIPTION

TOTAL OB/XF 4,777

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS