LOT 110
DUNES OF AMELIA PHASE 2
PBK 8/280

DOYLE FLETCHER I & TRACY M
2802 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0110-0000

BUILDING CHARACTERISTICS

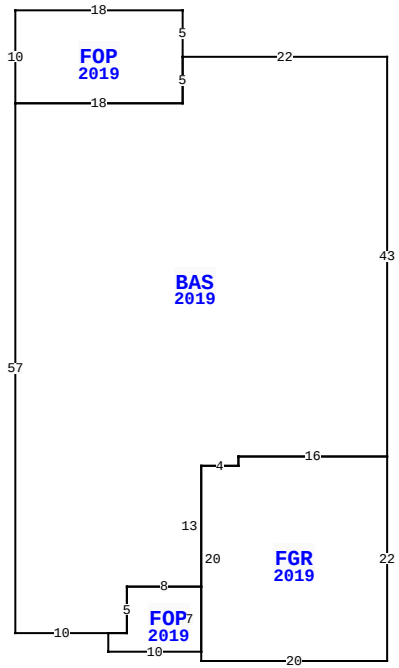
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,974	100	1,974	266,268
FGR	436	55	240	32,373
FOP	60	30	18	2,428
FOP	180	30	54	7,284
TOTALS	2,650		2,286	308,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,286	114.7335	136.25	311,468	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2020 Heated Area: 1974 HX Base Yr 2020



2802 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		308,353
TOTAL MARKET OB/XF VALUE		8,081
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		431,434
SOH/AGL Deduction		143,346
ASSESSED VALUE		288,088
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		238,088
TOTAL JUST VALUE		431,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190387	CO ISSUED	0	12/05/2019
20190387	NEW CONSTR	0	07/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2326/1093	12/16/2019	WD	Q	I	01	349,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: DOYLE FLETCHER I &						
2234/1630	10/30/2018	SW	Q	V	01	86,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W22 FOP=[YR=2019] N5 W18 S10 E18 N5 $ S5 W18 S57 E10 FOP=[YR=2019] S2 E10 FGR=[YR=2019] S1 E20 N22 W16 S1 W4 S20$ N7 W8 S5 W2 $ E2 N5 E8 N13 E4 N1 E16 N43$.

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	752.00	SF	10.00	10.00	100	2019	2019	3	99	7,445	
2	0855	CONC PAVER	0	100	0	0	33.00	SF	10.00	10.00	100	2019	2019	3	99	327	
3	0810	CONCRETE A	0	100	12	4	48.00	SF	6.50	6.50	100	2019	2019	3	99	309	

LAND DESCRIPTION

TOTAL OB/XF 8,081

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 12/18/2019 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS