

LOT 111
DUNES OF AMELIA PHASE 2
PBK 8/280

PEREZ JONATHAN/MILLIGAN-PEREZ KIMBERLY ELAINE
2804 TURTLE SHORE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0111-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2													
Exterior Wall	10	ABOVE AVG 100	0900	01	3,042	129.9224	154.28	469,320	2018	2018	0	0	1.50	98.50	VALUATION BY STANDARD													
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 0% - 2023													Heated Area: 2643												
Roof Cover	03	COMP SHNGL 100														HX Base Yr												
Interior Wall	05	DRYWALL 100																										
Interior Floor	11	CLAY TILE 60																										
Interior Floor	12	HARDWOOD 40																										
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	1,557	100	1,557	236,611																								
FGR	456	55	251	38,143																								
FOP	90	30	27	4,104																								
FOP	102	30	31	4,711																								
FOP	300	30	90	13,677																								
FUS	1,086	100	1,086	165,035																								
TOTALS			3,591	3,042	462,280																							
EXTRA FEATURES					2804 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	0	0	0	646.00	SF	7.00	7.00	100	2018	2018	3	98	4,432												
2	0855	CONC PAVER	0	0	0	0	36.00	SF	7.00	7.00	100	2018	2018	3	98	247												
3	0861	POOL GUNIT	0	0	0	0	338.00	SF	85.00	85.00	100	2020	2020	3	95	27,294												
4	0910	SCRN RM L	0	0	0	0	986.00	SF	15.00	15.00	100	2020	2020	3	93	13,755												
5	0855	CONC PAVER	0	0	0	0	648.00	SF	10.00	10.00	100	2020	2020	3	99	6,415												
6	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	93	4,650												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 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																												