LOT 115
IN OR 2233/1326
DUNES OF AMELIA PHASE 2

PECK DANNY DWAIN & ROBIN M
2812 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0115-0000

BUILDING CHARACTERISTICS

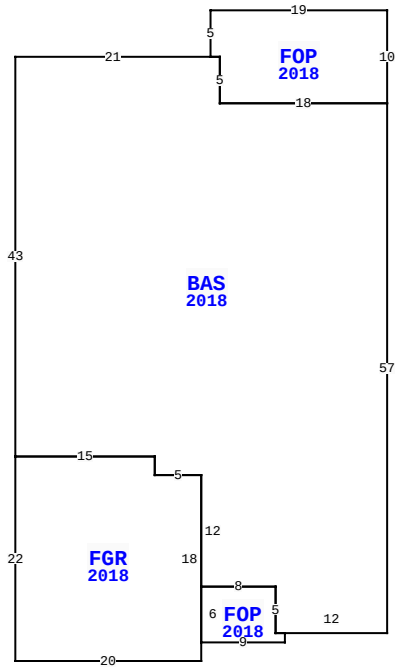
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	1,980	100	1,980	307,465
FGR	430	55	236	36,647
FOP	49	30	15	2,330
FOP	185	30	56	8,696
TOTALS	2,644		2,287	355,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,287	132.7606	157.65	360,546	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2019 Heated Area: 1980 HX Base Yr 2019



2812 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		355,138
TOTAL MARKET OB/XF VALUE		4,596
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		474,734
SOH/AGL Deduction		162,147
ASSESSED VALUE		312,587
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		262,587
TOTAL JUST VALUE		474,734
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181089	CO ISSUED	0	10/22/2018
20181089	NEW CONSTR	254,977	04/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2233/1326	10/29/2018	WD	Q	I	01	326,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: PECK DANNY DWAIN &						
2173/0739	1/24/2018	SW	Q	V	01	86,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W19 S5 BAS=[YR=2018] W21 S43 FGR=[YR=2018] S22 E20 N2 FOP=[YR=2018] E9 N1 W1 N5 W8 S6$ N18 W5 N2 W15$ E15 S2 E5 S12 E8 S5 E12 N57 W18 N5 W1$ E1 S5 E18 N10$.

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	640.00	SF	7.00	7.00	100	2018	2018	3	98	4,390	
2	0855	CONC PAVER	0	100	0	0	30.00	SF	7.00	7.00	100	2018	2018	3	98	206	

LAND DESCRIPTION

TOTAL OB/XF 4,596

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 10/17/2018 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS