LOT 116
DUNES OF AMELIA PHASE 2
PBK 8/280

SEALOCK JANE EANES
2814 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0116-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

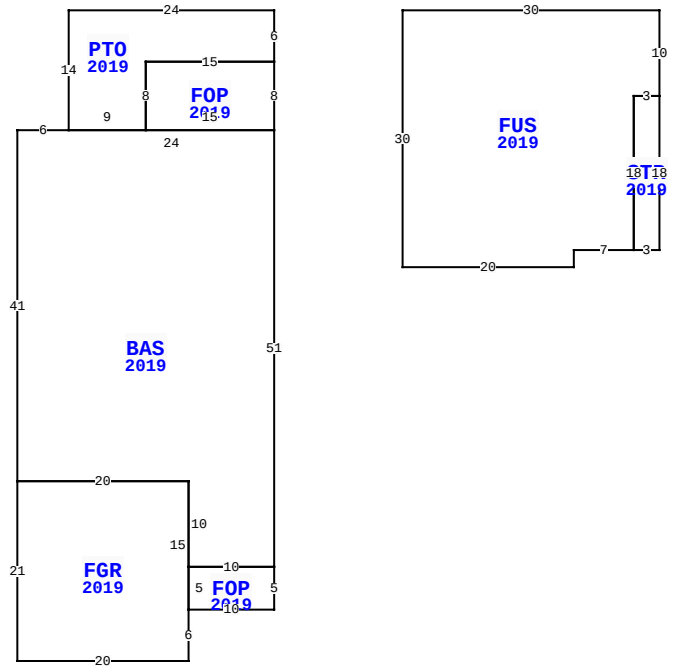
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,330	100	1,330	178,479
FGR	420	55	231	30,999
FOP	50	30	15	2,013
FOP	120	30	36	4,831
FUS	826	100	826	110,844
PTO	216	5	11	1,476
STR	54	10	5	671
TOTALS	3,016		2,454	329,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,454	114.1440	135.55	332,640	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2021 Heated Area: 2156 HX Base Yr



2814 TURTLE SHORES DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		329,314
TOTAL MARKET OB/XF VALUE		13,140
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		457,454
SOH/AGL Deduction		0
ASSESSED VALUE		457,454
TOTAL EXEMPTION VALUE	13	457,454
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		457,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183944	NEW CONSTR	24,861	11/19/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2287/0101	7/02/2019	WD	Q	I	01	384,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: SEALOCK THOMAS DONN						
2201/1594	5/29/2018	SW	Q	V	01	86,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] W24 S14 BAS=[YR=2019] W6 S41 FGR=[YR=2019] S21 E20 N6 FOP=[YR=2019] E10 N5 W10 S5$ N15 W20$ E20 S10 E10 N51 FOP=[YR=2019] N8 W15 S8 E15$ W24$ E9 N8 E15 N6$ PTR=E15 FUS=[YR=2019] E30 S10 STR=[YR=2019] S18 W3 N18 E3$ W3 S18 W7 S2 W20 N30$ W15$.

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	696.00	SF	10.00	10.00	100	2019	2019	3	99	6,890	
2	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00	10.00	100	2019	2019	3	93	6,250	

LAND DESCRIPTION

TOTAL OB/XF 13,140

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 10/24/2019 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS