LOT 118
DUNES OF AMELIA PHASE 2
PBK 8/280

BENNETT EILEEN
2818 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-044D-0118-0000**

## BUILDING CHARACTERISTICS

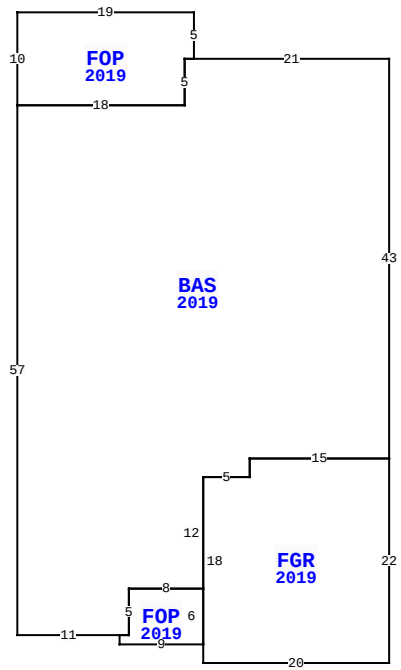
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 | 02 | Quality Level 02 |
| 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 | 245,966 |
| FGR | 430 | 55 | 236 | 29,317 |
| FOP | 49 | 30 | 15 | 1,863 |
| FOP | 185 | 30 | 56 | 6,957 |
| TOTALS | 2,644 | | 2,287 | 284,103 |

## 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 | 105.6685 | 125.48 | 286,973 | 2019 | 2019 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SNGL FAM – 100% - 2022 Heated Area: 1980 HX Base Yr 2022




2818 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 | | 284,103 |
| TOTAL MARKET OB/XF VALUE | | 10,117 |
| TOTAL LAND VALUE - MARKET | | 115,000 |
| TOTAL MARKET VALUE | | 409,220 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 409,220 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 359,220 |
| TOTAL JUST VALUE | | 409,220 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 398,365 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20182359 | NEW CONSTR | 260,560 | 07/09/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2463/1481 | 5/24/2021 | WD | Q | I | 01 | 490,000 |
| GRANTOR: SABIN BRUCE T & LESLI | | | | | | |
| GRANTEE: BENNET EILEEN | | | | | | |
| 2260/0308 | 3/07/2019 | WD | Q | I | 02 | 357,900 |
| GRANTOR: NEW ATLANTIC BUILDERS | | | | | | |
| GRANTEE: SABIN BRUCE T & LES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W21 FOP=[YR=2019] N5 W19 S10 E18 N5 E1$ W1 S5 W18 S57 E11 FOP=[YR=2019] S1 E9 FGR=[YR=2019] S2 E20 N22 W15 S2 W5 S18$ N6 W8 S5 W1 $ E1 N5 E8 N12 E5 N2 E15 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2019 | 2019 | 3 | 99 | 3,465 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 636.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 99 | 6,296 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 36.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 99 | 356 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,117

| 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 02/27/2019 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS