LOT 120
DUNES OF AMELIA PHASE 1
PBK 8/88

SAWYER ROBERT B LIVING TRUST/SAWYER ROBERT B LIVIN
2832 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0120-0000

BUILDING CHARACTERISTICS

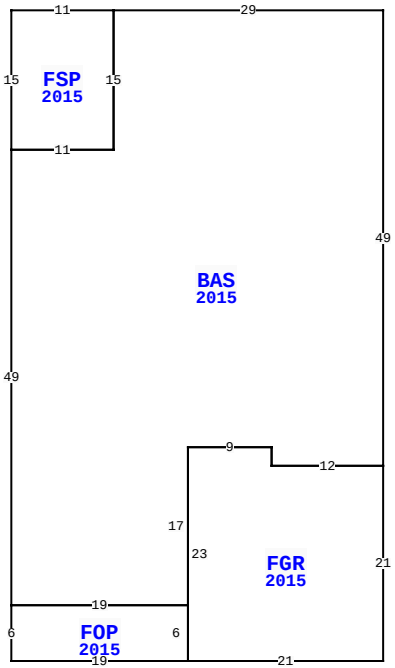
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2121.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,062	100	2,062	367,840
FGR	459	55	252	44,955
FOP	114	30	34	6,065
FSP	165	40	66	11,774
TOTALS	2,800		2,414	430,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,414	155.6710	184.86	446,252	2015	2015	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2020 Heated Area: 2062 HX Base Yr 2020



2832 TURTLE SHORES DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		430,633
TOTAL MARKET OB/XF VALUE		6,725
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		552,358
SOH/AGL Deduction		188,130
ASSESSED VALUE		364,228
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		314,228
TOTAL JUST VALUE		552,358
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		478,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151411	CO ISSUED	0	10/01/2015
20151411	NEW CONSTR	384,000	06/18/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2318/1672	11/12/2019	WD	Q	I	02	431,000
GRANTOR: BARBARA HEYMANN LIVIN						
GRANTEE: ROBERT B SAWYER LIV						
2008/1176	10/09/2015	WD	Q	I	01	398,400
GRANTOR: D S WARE HOMES LLC						
GRANTEE: BARBARA HEYMANN LIV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W29 FSP=[YR=2015] W11 S15 E11 N15$ S15 W11 S49 FOP=[YR=2015] S6 E19 FGR=[YR=2015] E21 N21 W12 N2 W9 S23$ N6 W19$ E19 N17 E9 S2 E12 N49$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
2	0855	CONC PAVER	0	100	0	0	664.00	SF	7.00	7.00	100	2015	2015	3	96	4,462	
3	0855	CONC PAVER	0	100	0	0	48.00	SF	7.00	7.00	100	2015	2015	3	96	323	

LAND DESCRIPTION

TOTAL OB/XF 6,725

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS