LOT 122
DUNES OF AMELIA PHASE 1
PBK 8/88

FARICY SHEILA LVG TRUST/FARICY SHEILA TRUSTEE
2868 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0122-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

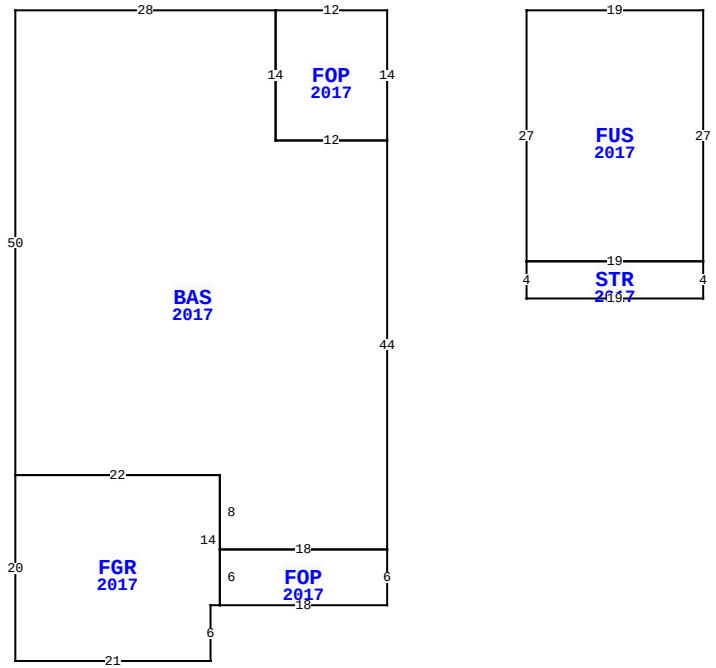
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2121.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1,976	301,859
FGR	434	55	239	36,510
FOP	108	30	32	4,888
FOP	168	30	50	7,638
FUS	513	100	513	78,367
STR	76	10	8	1,222
TOTALS	3,275		2,818	430,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,818	131.2656	155.88	439,270	2017	2017	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2021 Heated Area: 2489 HX Base Yr 2021



2868 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		430,485
TOTAL MARKET OB/XF VALUE		4,889
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		550,374
SOH/AGL Deduction		165,799
ASSESSED VALUE		384,575
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		334,575
TOTAL JUST VALUE		550,374
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		478,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170480	CO ISSUED	0	06/23/2017
20170480	NEW CONSTR	304,674	02/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2518/1932	11/30/2021	WD	U	I	11	100
GRANTOR: FARICY SHEILA						
GRANTEE: FARICY SHEILA A TRU						
2400/1375	10/15/2020	WD	Q	I	02	452,500
GRANTOR: WOOD WILLIAM CHRISTOP						
GRANTEE: FARICY SHEILA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W12 BAS=[YR=2017] W28 S50 FGR=[YR=2017] S20 E21 N6 E1 FOP=[YR=2017] E18 N6 W18 S6$ N14 W22$ E22 S8 E18 N44 W12 N14$ S14 E12 N14$ PTR=E15 FUS=[YR=2017] E19 S27 STR=[YR=2017] S4 W19 N4 E19$ W19 N27 $ 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	720.00	SF	7.00	7.00	100	2017	2017	3	97	4,889	

LAND DESCRIPTION

TOTAL OB/XF 4,889

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 07/27/2017 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS