UNIT 1804
IN OR 2137/1243
TURTLE DUNES OR 452/111

COVIE JILL V EST
1804 TURTLE DUNES PL
FERNANDINA BEACH, FL 32034

2023

02-6N-29-V005-1804-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	INTERIOR	INTERIOR 100
View	OCEAN	OCEAN 100
Desirability	1ST FLOOR	1ST FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		1 100
Bathrooms		1 100
Oth Rooms		2 100
Quality	04	Quality Level 04

DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300500		0				1985	1985	100	100	0		

1 CONDO – 0% - 0 SQFT=897 HX Base Yr

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

1804 TURTLE DUNES PL, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	521,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	521,000
SOH/AGL Deduction	0
ASSESSED VALUE	521,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	521,000
TOTAL JUST VALUE	521,000
NCON VALUE	521,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	336,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2137/1243	8/02/2017	WD	U	I	11	100
GRANTOR: COVIE FRANK P &						
GRANTEE: COVIE FRANK P & JIL						
1720/0069	1/06/2011	WD	U	I	11	100
GRANTOR: COVIE FRANK P TRUSTEE						
GRANTEE: COVIE FRANK P & G J						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS