UNIT 1816
IN OR 1831/1968
TURTLE DUNES OR 452/111

MUSGROVE CHRISTY JAMES &/JAMES ROGER JR TRUSTEE
258 SHANNON RD
HOMERVILLE, GA 31634

**2023**

**02-6N-29-V005-1816-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 2 100 |
| Recreation | POOL | POOL 100 |
| Recreation | TENNIS CT | TENNIS CT 100 |
| Location | INTERIOR | INTERIOR 100 |
| View | OCEAN | OCEAN 100 |
| Desirability | 2ND FLOOR | 2ND FLOOR 100 |
| Balcony | FOP/PATIO | FOP/PATIO 100 |
| Parking | OPEN | OPEN 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Oth Rooms | | 2 100 |
| User Defined | REMODEL | REMODEL 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=1465 HX Base Yr

| | | | | | | |
|---|---|---|---|---|---|---|
| BLD DATE | | | LGL DATE | | | |
| XF DATE | | | LAND DATE | | | |
| INC DATE | | | AG DATE | | | |

1821 TURTLE DUNES PL, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 5 | Tax Dist: |
| BUILDING MARKET VALUE | 845,250 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 845,250 |
| SOH/AGL Deduction | 142,240 |
| ASSESSED VALUE | 703,010 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 703,010 |
| TOTAL JUST VALUE | 845,250 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 762,300 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B20626 | REMODEL | 40,000 | 10/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1831/1968 | 12/26/2012 | DG | U | I | 30 | 100 |
| GRANTOR: JAMES-VANERWEGEN GRET | | | | | | |
| GRANTEE: MUSGROVE CHRISTY JA | | | | | | |
| 1159/1370 | 8/05/2003 | WD | U | I | 12 | 575,000 |
| GRANTOR: FIDLER ROBERT & DOROT | | | | | | |
| GRANTEE: JAMES-VANERWEGEN GR | | | | | | |

## 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