UNIT 1822
TURTLE DUNES OR 452/111

BUTTS THOMAS M & SALLY S
1829 TURTLE DUNES
FERNANDINA BEACH, FL 32034

2023

02-6N-29-V005-1822-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	INTERIOR	INTERIOR 100
View	OCEAN	OCEAN 100
Desirability	3RD FLOOR	3RD FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
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 – 100% - 2022 SQFT=1120 HX Base Yr 2022

1829 TURTLE DUNES PL, 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: 5	Tax Dist:	
BUILDING MARKET VALUE		743,400
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		743,400
SOH/AGL Deduction		53,403
ASSESSED VALUE		689,997
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		639,997
TOTAL JUST VALUE		743,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		669,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17471	H/AC	0	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2430/1649	2/01/2021	WD	Q	I	01	629,000
GRANTOR: CRANDALL KEITH CRAIG						
GRANTEE: BUTTS THOMAS M & SA						
2201/0022	5/31/2018	WD	Q	I	01	570,000
GRANTOR: BOHR EDWIN D & JACKYE						
GRANTEE: CRANDALL KEITH CRAI						

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