

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor	6	100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	INTERIOR	INTERIOR 100
View	OCEAN	OCEAN 100
Desirability	6TH FLOOR	6TH FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
Bathrooms		3.5 100
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

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=2140						HX Base Yr					

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	1,374,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,374,000
SOH/AGL Deduction	328,779
ASSESSED VALUE	1,045,221
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,045,221
TOTAL JUST VALUE	1,374,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,246,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2556/1994	4/18/2022	QC	U	I	11	100
GRANTOR: FENRICH ANDREW G						
GRANTEE: FENRICH ANDREW G &						
2547/1592	3/17/2022	QC	U	I	11	100
GRANTOR: FENRICH ANDREW G						
GRANTEE: FENRICH ANDREW G &						

TOTALS 0 0

1869 TURTLE DUNES PL, FERNANDINA BEACH

L N	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
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LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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