

UNIT 1853  
IN OR 703/226-229  
TURTLE DUNES OR 452/111

SMITH SHERRI N  
1850 BRANDON HALL DRIVE  
SANDY SPRINGS, GA 30350

2023

02-6N-29-V005-1853-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	TYPE	MDL
Floor		6 100	8300500
Recreation	POOL	POOL 100	
Recreation	TENNIS CT	TENNIS CT 100	
Location	INTERIOR	INTERIOR 100	
View	OCEAN	OCEAN 100	
Desirability	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
TOTALS 0 0			

MARKET ADJUSTMENTS											
TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1 CONDO - 0% - 0			1985	1985	100	100	0		SQFT=2200 HX Base Yr		

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,334,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,334,000
SOH/AGL Deduction		341,074
ASSESSED VALUE		992,926
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		992,926
TOTAL JUST VALUE		1,334,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,212,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26450	REMODEL	52,546	09/03/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0703/2628	4/26/1994	WD	Q	I		400,000
GRANTOR: STAFFORD LEONARD & PA						
GRANTEE:						
0473/0271	11/01/1985	WD	Q	I		415,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES																
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
1872 TURTLE DUNES PL, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

BUILDING NOTES	

BUILDING DIMENSIONS	

LAND DESCRIPTION										TOTAL OB/XF														
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