LOT 5
IN OR 2247/926
DUNES OF AMELIA PHASE 2

DOMAGOLA THERESA/SUMMA ANDREW
2881 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0005-0000

BUILDING CHARACTERISTICS

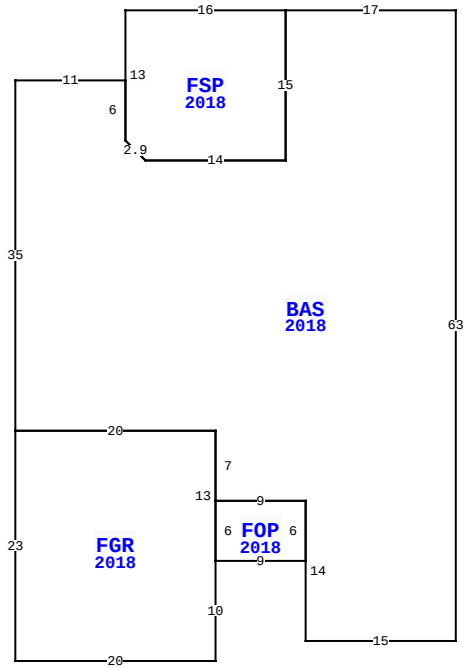
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2121.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,911	100	1,911	310,787
FGR	460	55	253	41,145
FOP	54	30	16	2,602
FSP	238	40	95	15,450
TOTALS	2,663		2,275	369,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,275	132.7606	165.95	377,536	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 1911 HX Base Yr 2020



2881 TURTLE SHORES DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		369,985
TOTAL MARKET OB/XF VALUE		4,787
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		524,772
SOH/AGL Deduction		200,016
ASSESSED VALUE		324,756
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		269,756
TOTAL JUST VALUE		524,772
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182997	CO ISSUED	0	12/31/2018
20182997	NEW CONSTR	254,472	08/28/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2247/0926	12/31/2018	WD	Q	I	02	335,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DOMAGOLA THERESA &						
2194/1600	4/23/2018	SW	Q	V	05	258,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 FSP=[YR=2018] W16 S13 D2 R2 E14 N15$ S15 W14 U2 L2 N6 W11 S35 FGR=[YR=2018] S23 E20 N10 FOP=[YR=2018] E9 N6 W9 S6$ N13 W20$ E20 S7 E9 S14 E15 N63$.

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
1	0855	CONC PAVER	0	100	0	0	642.00	SF	7.00	7.00	100	2018	2018	3	97	4,359	
2	0855	CONC PAVER	0	100	0	0	63.00	SF	7.00	7.00	100	2018	2018	3	97	428	

LAND DESCRIPTION

TOTAL OB/XF 4,787

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
1	000100	C	SFR	100		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 01/11/2019 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS