

LOT 12
DUNES OF AMELIA PHASE 2
PBK 8/280

JENKINS ELENA DE LEON & JOSHUA
2880 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	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	2,010	100	2,010	325,764
FGR	436	55	240	38,898
FOP	60	30	18	2,918
FOP	180	30	54	8,752
TOTALS	2,686		2,322	376,331

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	656.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	30.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RLM	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,322	131.6336	164.54	382,062	2019	2019	0	0	0	1.50	98.50	
1 SNGL FAM - 100% - 2021 Heated Area: 2010 HX Base Yr 2021													
2880 TURTLE SHORES DR, FERNANDINA BEACH													

TOTAL OB/XF 6,723													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0855	CONC PAVER	0 100	0	0	656.00	SF	10.00	10.00	100	2019	2019	3
2	0855	CONC PAVER	0 100	0	0	30.00	SF	10.00	10.00	100	2019	2019	3

TOTAL OB/XF 6,723													
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
1	000100	C	SFR	100		RLM	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		376,331	
TOTAL MARKET OB/XF VALUE		6,723	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		533,054	
SOH/AGL Deduction		196,444	
ASSESSED VALUE		336,610	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE			286,610
TOTAL JUST VALUE			533,054
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			465,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182934	CO ISSUED	0	03/21/2019
20182934	NEW CONSTR	264,824	08/23/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2372/1683	6/29/2020	WD	Q	I	01
GRANTOR: ZEMAN MARK A & MARY E					
GRANTEE: JENKINS ELENA DE LE					
2300/0054	8/23/2019	WD	Q	I	02
GRANTOR: RENWICK SCOTT C & DEB					
GRANTEE: ZEMAN MARK A & MARY					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W7 U3 L3 W9 D3 L3 FOP=[YR=2019] N5 W18 S10 E18 N5\$ S5 W18 S57 E10 FOP=[YR=2019] S2 E10 FGR=[YR=2019] S1 E20 N22 W16 S1 W4 S20\$ N7 W8 S5 W2\$ E2 N5 E8 N13 E4 N1 E16 N43\$.									