

LOT 56
DUNES OF AMELIA PHASE 2
PBK 8/280

MARVIN MICKI & JEFFREY
2794 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0056-0000



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 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

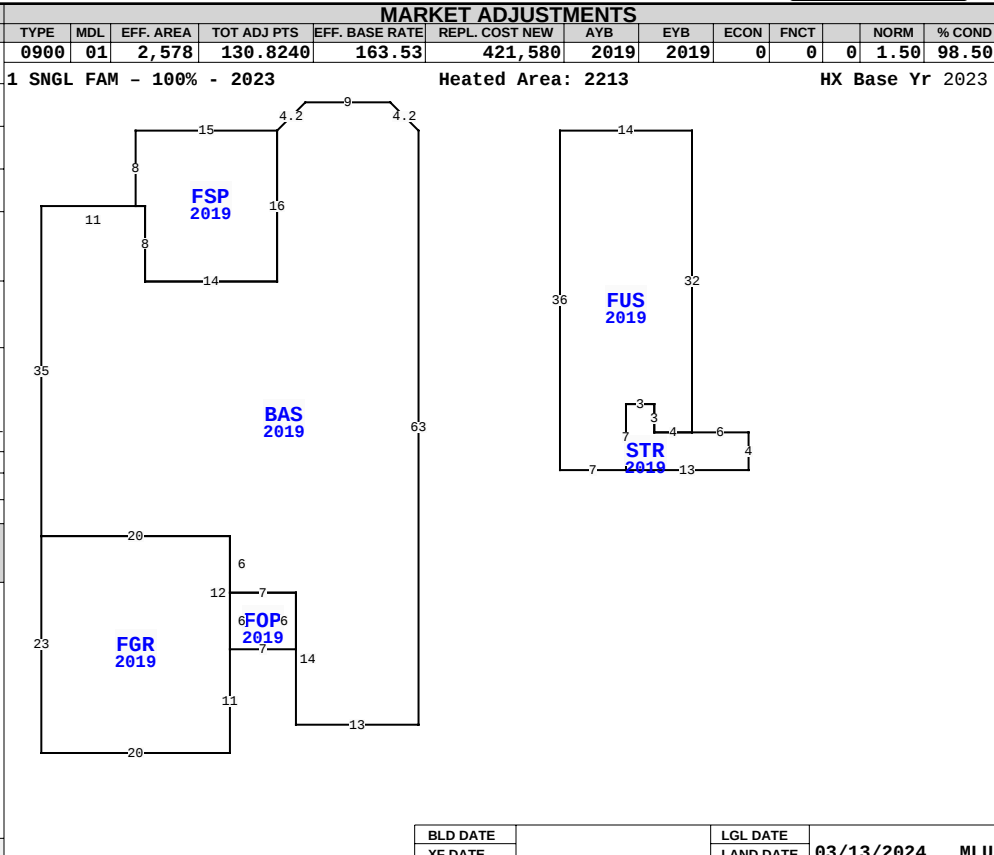
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2121.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,746	100	1,746	281,240
FGR	460	55	253	40,752
FOP	42	30	13	2,094
FSP	232	40	93	14,980
FUS	467	100	467	75,223
STR	61	10	6	966

TOTALS	3,008		2,578	415,256
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	655.00	SF	10.00	10.00	100	2019
2	0855	CONC PAVER	0 100	0	0	66.00	SF	10.00	10.00	100	2019
3	0476	VF 6 SBPL	0 100	0	0	174.00	LF	32.00	32.00	100	2019
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2019

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



2794 TURTLE SHORES DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	03/13/2024
	INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		415,256	
TOTAL MARKET OB/XF VALUE		12,641	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		577,897	
SOH/AGL Deduction		37,911	
ASSESSED VALUE		539,986	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		489,986	
TOTAL JUST VALUE		577,897	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		524,258	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183005	NEW CONSTR	291,418	08/29/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2606/0315	11/30/2022	WD	Q	I	01
GRANTOR: LAWSON KAREN E & STEV					SALE PRICE
GRANTEE: MARVIN MICKI & JEFF					675,000
2361/1075	5/14/2020	WD	Q	I	01
GRANTOR: BAUERLE DONALD L & PA					425,000
GRANTEE: LAWSON KAREN E & ST					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] U3 L3 W9 D3 L3 FSP=[YR=2019] W15 S8 E1 S8 E14 N16\$ S16 W14 N8 W11 S35 FGR=[YR=2019] S23 E20 N11 FOP=[YR=2019] E7 N6 W7 S6\$ N12 W20\$ E20 S6 E7 S14 E13 N63 \$ PTR=E15 FUS=[YR=2019] E14 S32 STR=[YR=2019] E6 S4 W13 N7 E3 S3 E4\$ W4 N3 W3 S7 W7 N36\$ W15\$.											