LOT 57
IN OR 2235/578
DUNES OF AMELIA PHASE 2

TUTTLE DONALD A & JEANNE A
2792 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0057-0000

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		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

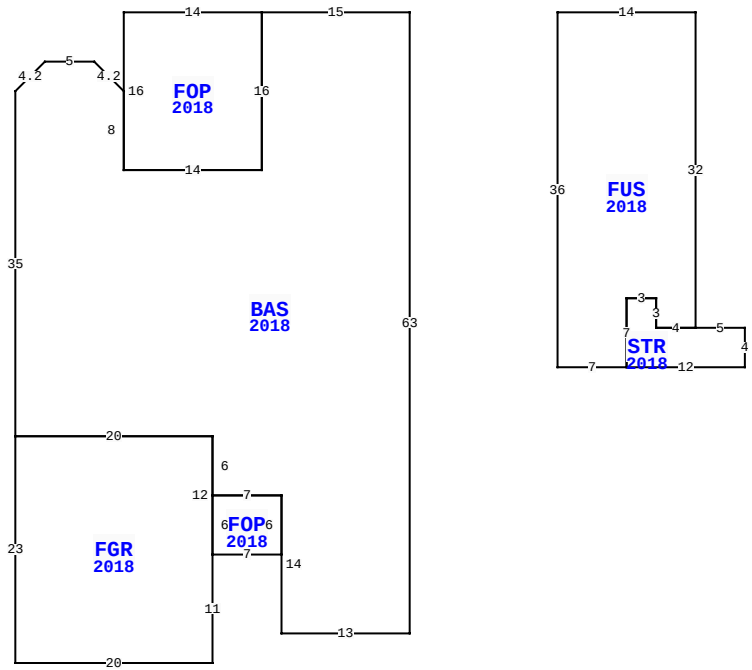
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2121.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,734	100	1,734	280,932
FGR	460	55	253	40,989
FOP	42	30	13	2,106
FOP	224	30	67	10,854
FUS	467	100	467	75,660
STR	57	10	6	972
TOTALS	2,984		2,540	411,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,540	132.2592	165.32	419,913	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2023 Heated Area: 2201 HX Base Yr 2023



2792 TURTLE SHORES DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		411,515
TOTAL MARKET OB/XF VALUE		47,338
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		608,853
SOH/AGL Deduction		38,133
ASSESSED VALUE		570,720
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		520,720
TOTAL JUST VALUE		608,853
NCON VALUE		42,524
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		512,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222564	SWIM POOL	71,000	11/17/2022
20181563	CO ISSUED	0	10/31/2018
20181563	NEW CONSTR	289,479	05/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2534/0578	1/31/2022	WD	Q	I	01	575,000
GRANTOR: MIKLAS JAMIE &						
GRANTEE: TUTTLE DONALD A & J						
2235/0578	10/31/2018	WD	Q	I	02	345,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MIKLAS JAMIE & IVET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W15 FOP=[YR=2018] W14 S16 E14 N16$ S16 W14 N8 U3 L3 W5 D3 L3 S35 FGR=[YR=2018] S23 E20 N11 FOP=[YR=2018] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 E13 N63$ PTR=E15 FUS=[YR=2018] E14 S32 STR=[YR=2018] E5 S4 W12 N7 E3 S3 E4$ W4 N3 W3 S7 W7 N36$ W15$.

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	649.00	SF	7.00	7.00	100	2018	2018	3	97	4,407	
2	0855	CONC PAVER	0	100	0	0	60.00	SF	7.00	7.00	100	2018	2018	3	97	407	
3	0861	POOL GUNIT	1	100	28	14	392.00	SF	85.00	85.00	100	2024	2023		100	33,320	
4	0855	CONC PAVER	1	100	0	0	456.00	SF	10.00	10.00	100	2024	2023		100	4,560	
5	0476	VF 6 SBPL	1	100	0	0	74.00	LF	32.00	32.00	100	2024	2022		99	2,344	
6	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
7	0470	VNYL GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	

LAND DESCRIPTION

TOTAL OB/XF 47,338

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 08/09/2023 BY TW Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS