

LOT 58
DUNES OF AMELIA PHASE 2
PBK 8/280

BAILEY MICHAEL W & CYNTHIA P
2790 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0058-0000



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	0	0 100
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	1,974	100	1,974	322,671
FGR	436	55	240	39,231
FOP	60	30	18	2,942
FOP	185	30	56	9,154
TOTALS	2,655		2,288	373,999

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
1	0855	CONC PAVER	0 100	0	0	972.00	SF	7.00	7.00	100	2019	2019	3

LAND DESCRIPTION													
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

REVIEW DATE 05/01/2019 BY DJ

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,288	132.7606	165.95	379,694	2019	2019	0	0	0	1.50	98.50	
1 SNGL FAM - 100% - 2020 Heated Area: 1974 HX Base Yr 2020													
2790 TURTLE SHORES DR, FERNANDINA BEACH													
BLD DATE XE DATE INC DATE LGL DATE LAND DATE AG DATE 03/13/2024 MLU													

TOTAL OB/XF 6,668													
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1	0855	CONC PAVER	0 100	0	0	972.00	SF	7.00	7.00	100	2019	2019	3

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1	0855	CONC PAVER	0 100	0	0	972.00	SF	7.00	7.00	100	2019	2019	3

Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		373,999	
TOTAL MARKET OB/XF VALUE		6,668	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		530,667	
SOH/AGL Deduction		203,472	
ASSESSED VALUE		327,195	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		277,195	
TOTAL JUST VALUE		530,667	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		478,832	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183678	NEW CONSTR	265,109	10/25/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2273/1322	5/07/2019	WD	Q	I	01	344,400	
GRANTOR: NEW ATLANTIC BUILDERS							
GRANTEE: BAILEY MICHAEL W &							
2207/1352	6/28/2018	SW	Q	V	01	86,000	
GRANTOR: PARKWAY DUNES LLC							
GRANTEE: NEW ATLANTIC BUILDERS							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2019] W21 FOP=[YR=2019] N5 W19 S10 E18 N5 E1\$W1 S5 W18 S57 E10 FOP=[YR=2019] S2 E10 FGR=[YR=2019] S1 E20 N22 W16 S1 W4 S20\$ N7W8 S5 W2\$E2 N5 E8 N13 E4 N1 E16 N43\$.													

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