

LOT 59
DUNES OF AMELIA PHASE 2
PBK 8/280

PELLERIN MICHAEL G L/E &/ADDANTE MIRELLA L/E
2788 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0059-0000



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	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	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	1,710	100	1,710	278,457
FGR	460	55	253	41,199
FOP	42	30	13	2,117
FOP	112	30	34	5,537
FUS	467	100	467	76,046
STR	61	10	6	977
USP	112	30	34	5,537

TOTALS 2,964 2,517 409,868

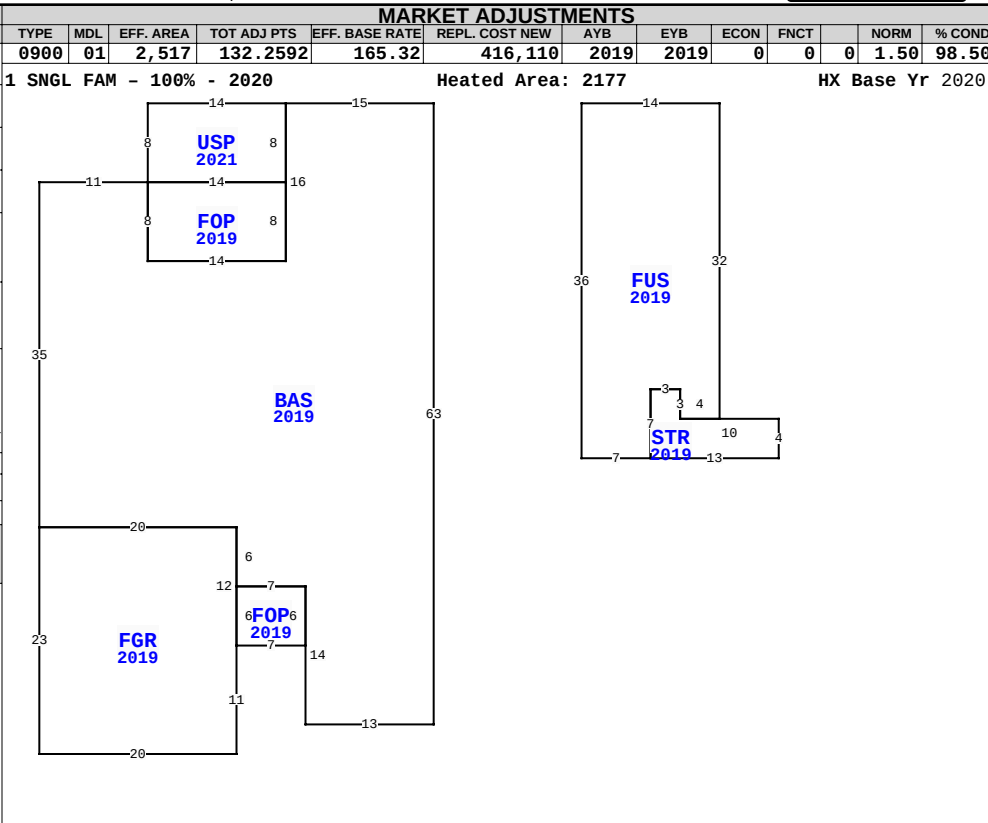
EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	0		432.00	SF 10.00	100	2019	2019	3	98	4,234	
2	0855	CONC PAVER	0	100	0	0		57.00	SF 10.00	100	2019	2019	3	98	559	
3	0861	POOL GUNIT	0	100	0	0		420.00	SF 85.00	100	2019	2019	3	90	32,130	
4	0855	CONC PAVER	0	100	0	0		562.00	SF 10.00	100	2019	2019	3	98	5,508	
5	0476	VF 6 SBPL	0	100	0	0		186.00	LF 32.00	100	2019	2019	3	95	5,654	
6	0470	VNYL GATE	0	100	0	0		2.00	UT 300.00	100	2019	2019	3	95	570	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

REVIEW DATE 11/22/2021 BY RK



2788 TURTLE SHORES DR, FERNANDINA BEACH

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

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TOTAL OB/XF 48,655

	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA
	RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	:

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

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		409,868
TOTAL MARKET OB/XF VALUE		48,655
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		608,523
SOH/AGL Deduction		220,941
ASSESSED VALUE		387,582
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		337,582
TOTAL JUST VALUE		608,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		556,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200375	ADDITION	7,020	07/09/2020
20190222	SWIM POOL	0	04/03/2019
20183003	NEW CONSTR	284,548	08/29/2018

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2540/0372	2/17/2022	WD U	V	11		100

GRANTOR: PELLERIN MICHAEL GILF

GRANTEE: PELLERIN MICHAEL G

2257/1889 2/25/2019 WD Q I 01 373,500

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: PELLERIN MICHAEL G

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W15 USP=[YR=2021] W14 S8 FOP=[YR=2019] S8 E14 N8 W14\$ E14 N8 \$ S16 W14 N8 W11 S35 FGR=[YR=2019] S23 E20 N11FOP=[YR=2019] E7 N6 W7 S6\$ N12 W20\$ E20 S6 E7 S14 E13 N63\$ PTR= E15 FUS=[YR=2019] S36 E7 STR=[YR=2019] E13 N4 W10 N3 W3 S7\$ N7 E3 S3 E4 N32 W14\$ W15\$.

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