LOT 60
DUNES OF AMELIA PHASE 2
PBK 8/280

GREEN DAVID LYAL
2786 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0060-0000

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 100
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

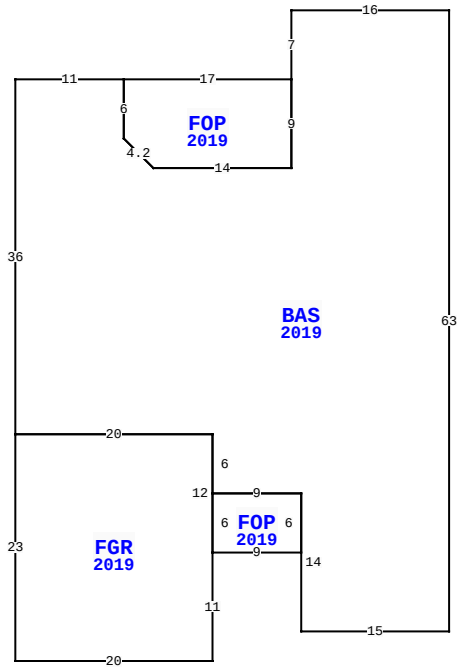
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2121.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100	1,902	324,635
FGR	460	55	253	43,182
FOP	54	30	16	2,730
FOP	149	30	45	7,681
TOTALS	2,565		2,216	378,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,216	138.6210	173.28	383,988	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 1902 HX Base Yr 2021



2786 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		378,228
TOTAL MARKET OB/XF VALUE		7,938
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		536,166
SOH/AGL Deduction		186,664
ASSESSED VALUE		349,502
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		299,502
TOTAL JUST VALUE		536,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		484,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183412	CO ISSUED	0	03/21/2019
20190098	NEW CONSTR	0	01/29/2019
20183412	NEW CONSTR	255,766	09/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2381/1685	7/23/2020	QC	U	I	11	100
GRANTOR: JOHNSON KELLY KATHERI						
GRANTEE: GREEN DAVID LYAL						
2264/0920	3/26/2019	WD	Q	V	01	362,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GREEN DAVID L & KEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 S7 FOP=[YR=2019] W17 S6 D3 R3 E14 N9$ S9 W14 L3 U3 N6 W11 S36 FGR=[YR=2019] S23 E20 N11
FOP=[YR=2019] E9 N6 W9 S6$ N12 W20$ E20 S6 E9 S14 E15 N63$.

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	744.00	SF	10.00	10.00	100	2019	2019	3	98	7,291	
2	0855	CONC PAVER	0	100	0	0	66.00	SF	10.00	10.00	100	2019	2019	3	98	647	

LAND DESCRIPTION

TOTAL OB/XF 7,938

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 05/01/2019 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS