LOT 63
DUNES OF AMELIA PHASE 2
PBK 8/280

WOODWARD RICHARD & JOANNE TRST/WOODWARD RICHARD J
2779 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0063-0000

BUILDING CHARACTERISTICS

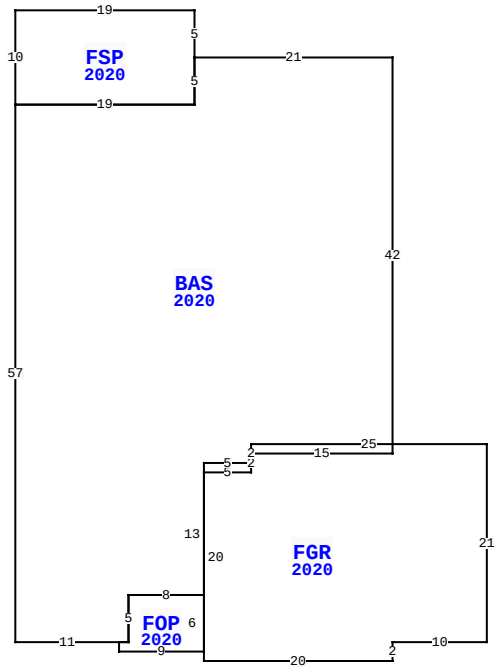
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,955	100	1,955	307,834
FGR	660	55	363	57,158
FOP	49	30	15	2,362
FSP	190	40	76	11,967
TOTALS	2,854		2,409	379,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,409	127.2383	159.05	383,151	2020	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2021 Heated Area: 1955 HX Base Yr 2021



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

2779 TURTLE SHORES DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		379,319
TOTAL MARKET OB/XF VALUE		11,157
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		540,476
SOH/AGL Deduction		189,615
ASSESSED VALUE		350,861
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		300,861
TOTAL JUST VALUE		540,476
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190383	NEW CONSTR	0	07/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2347/1215	3/09/2020	WD	Q	I	01	365,500
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: RICHARD & JOANNE WO						
2246/1802	12/28/2018	SW	Q	V	01	86,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W21 FSP=[YR=2020] N5 W19 S10 E19 N5 $ S5 W19 S57 E11 FOP=[YR=2020] S1 E9 FGR=[YR=2020] S1 E20 N2 E10 N21 W25 S2 W5 S20 $ N6 W8 S5 W1 $ E1 N5 E8 N13 E5 N2 E15 N42 $.

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	1,127.00	SF	10.00	10.00	100	2020	2020	3	99	11,157	

LAND DESCRIPTION

TOTAL OB/XF 11,157

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 12/07/2020 BY RK Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS