

LOT 64
DUNES OF AMELIA PHASE 2
PBK 8/280

BROWN HUGH M/WESTBY-GIBSON RICHARD
2781 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0064-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
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		5 100
Bathrooms		3.5 100
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
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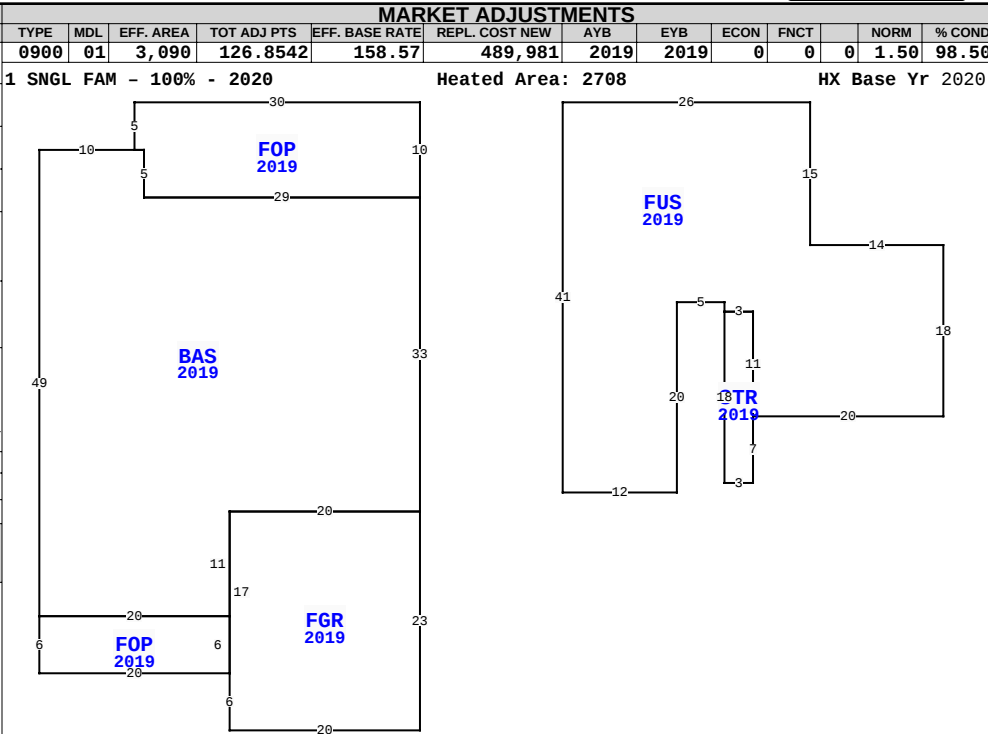
NEIGHBORHOOD/LOC	2121.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,595	100	1,595	249,125
FGR	460	55	253	39,516
FOP	120	30	36	5,623
FOP	295	30	88	13,745
FUS	1,113	100	1,113	173,841
STR	54	10	5	781

TOTALS	3,637		3,090	482,631
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	633.00	SF	7.00	7.00	100	2019
2	0855	CONC PAVER	0 100	0	0	45.00	SF	7.00	7.00	100	2019
3	0911	SCRN RM A	0 100	0	0	1,090.00	SF	17.50	17.50	100	2019
4	0861	POOL GUNIT	0 100	0	0	378.00	SF	85.00	85.00	100	2019
5	0855	CONC PAVER	0 100	0	0	712.00	SF	10.00	10.00	100	2019
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RLM	0.00	0.00	1.00	LT	



2781 TURTLE SHORES DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
58,671											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		482,631	
TOTAL MARKET OB/XF VALUE		58,671	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		691,302	
SOH/AGL Deduction		255,473	
ASSESSED VALUE		435,829	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		385,829	
TOTAL JUST VALUE		691,302	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		636,420	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190483	SWIM POOL	57,500	08/21/2019
20183984	NEW CONSTR	350,525	11/25/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2290/1261	7/15/2019	WD	Q	I	02	430,900	
GRANTOR: NEW ATLANTIC BUILDERS							
GRANTEE: BROWN HUGH M & RICH							
2227/1743	9/26/2018	SW	Q	V	01	86,000	
GRANTOR: PARKWAY DUNES LLC							
GRANTEE: NEW ATLANTIC BUILDERS							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2019] W30 S5 BAS=[YR=2019] W10 S49 FOP=[YR=2019] S6 E20 FGR=[YR=2019] S6 E20 N23 W20 S17\$ N6 W20\$ E20 N11 E20 N33 W29 N5 W1\$ E1 S5 E29 N10\$ PTR=E15 FUS=[YR=2019] E26 S15 E14 S18 W20 STR=[YR=2019] S7 W3 N18 E3 S11\$ N11 W3 N1 W5 S20 W12 N41\$ W15\$.											