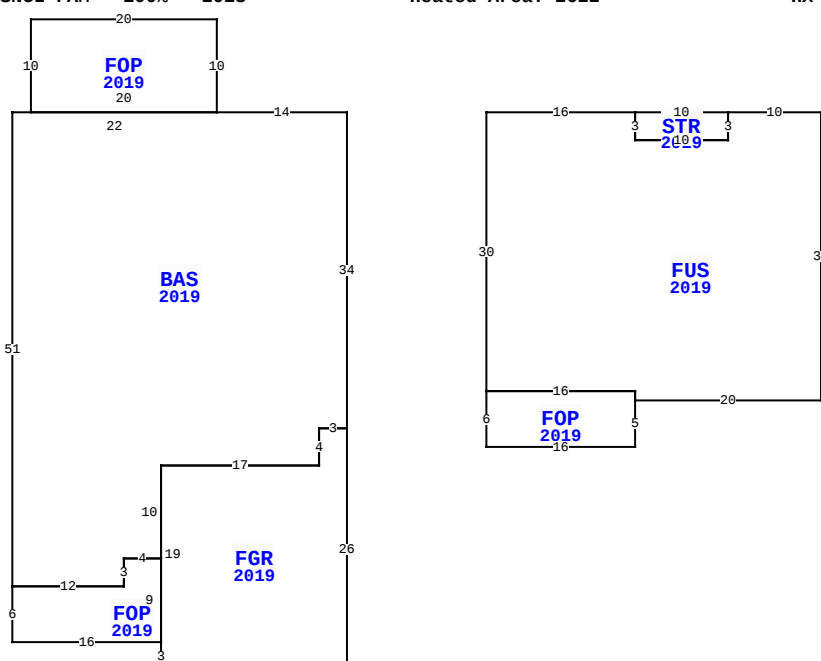


DUGGER DEBORAH M/BUNNER DEBORAH
2785 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

00-00-30-044D-0066-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																									
Exterior Wall		10	ABOVE AVG 100		0900	01	2,995	128.4228		480,787	2020	2020	0	0	0	1.00	99.00	VALUATION BY		STANDARD																							
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2023													Heated Area: 2622													HX Base Yr 2023												
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE													475,979												
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE													53,127												
Interior Floor		11	CLAY TILE 60															TOTAL LAND VALUE - MARKET													150,000												
Interior Floor		14	CARPET 40															TOTAL MARKET VALUE													679,106												
Air Condition		03	CENTRAL 100															SOH/AGL Deduction													212,006												
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE													467,100																									
Bedrooms			5 100		TOTAL EXEMPTION VALUE													HX HB													50,000												
Bathrooms			4 100		BASE TAXABLE VALUE													417,100																									
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE													679,106																									
Stories		2.	2. 100		NCON VALUE													0																									
Units		00	0 100		INCOME VALUE																																						
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE													624,032																									
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	1,552	100	1,552	246,652																																							
FGR	452	55	249	39,572																																							
FOP	96	30	29	4,608																																							
FOP	108	30	32	5,086																																							
FOP	200	30	60	9,536																																							
FUS	1,070	100	1,070	170,049																																							
STR	30	10	3	477																																							
TOTALS		3,508	2,995	475,979																																							
EXTRA FEATURES					2785 TURTLE SHORES DR, FERNANDINA BEACH													BLD DATE				LGL DATE		03/13/2024		MLU																	
																		XF DATE				LAND DATE																					
																		INC DATE				AG DATE																					
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465																												
2	0855	CONC PAVER	0 100	0	0	558.00	SF	10.00	10.00	100	2020	2020	3	99	5,524																												
3	0911	SCRN RM A	0 100	30	21	630.00	SF	17.50	17.50	100	2021	2021	3	93	10,253																												
4	0861	POOL GUNIT	0 100	0	0	350.00	SF	85.00	85.00	100	2021	2021	3	95	28,263																												
5	0855	CONC PAVER	0 100	0	0	380.00	SF	10.00	10.00	100	2021	2021	3	99	3,762																												
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	93	1,860																												
LAND DESCRIPTION										TOTAL OB/XF										53,127																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	12/13/2021	BY	DJ	Total Acres: 0.00		Total Land Value: 150,000		Market: 0		Agricultural: 0		Common: 150,000		PRINTED 08/06/2024 BY SYS																													