

LOT 67
IN OR 2234/1665
DUNES OF AMELIA PHASE 2

COTE MICHAEL J & BRENDA J
2787 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0067-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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
NEIGHBORHOOD/LOC	2121.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,595	100	1,595	250,596
FGR	460	55	253	39,749
FOP	120	30	36	5,656
FOP	295	30	88	13,826
FUS	1,090	100	1,090	171,253

TOTALS	3,560		3,062	481,080
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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	685.00	SF	10.00	10.00	100	2020
2	0861	POOL GUNIT	0 100	0	0	302.00	SF	85.00	85.00	100	2021
3	0911	SCRN RM A	0 100	0	0	570.00	SF	17.50	17.50	100	2021
4	0855	CONC PAVER	0 100	0	0	268.00	SF	10.00	10.00	100	2021

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	

REVIEW DATE 11/29/2021 BY DJ

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		
0900	01	3,062	126.9600	158.70	485,939	2020	2020	0	0	0	0
1 SNGL FAM - 100% - 2021											
Heated Area: 2685											
HX Base Yr 2021											
2787 TURTLE SHORES DR, FERNANDINA BEACH											
BLD DATE 03/13/2024 MLU											

TOTAL OB/XF											
43,099											

TOTAL OB/XF											
43,099											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			481,080
TOTAL MARKET OB/XF VALUE			43,099
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			674,179
SOH/AGL Deduction			230,645
ASSESSED VALUE			443,534
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			393,534
TOTAL JUST VALUE			674,179
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			618,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200729	SWIM POOL	0	10/14/2020
20200716	ADDITION	0	10/12/2020
20190451	NEW CONSTR	356,046	08/21/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2351/0777	3/30/2020	WD	Q	I	02
GRANTOR: NEW ATLANTIC BUILDERS					
GRANTEE: COTE MICHAEL J & BR					
2234/1665	10/30/2018	SW	Q	V	01
GRANTOR: PARKWAY DUNES LLC					
GRANTEE: NEW ATLANTIC BUILDERS					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2020] W30 S5 BAS=[YR=2020] W10 S49 FOP=[YR=2020] S6 E20 FGR=[YR=2020] S6 E20 N23 W20 S17 \$ N6 W20 \$ E20 N11 E20 N33 W29 N5 W1 \$ E1 S5 E29 N10 \$ PTR= E30 FUS=[YR=2020] E20 S13 E8 N20 E12 S40 W26 N15 W14 N18 \$ W30 \$.											

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