

LOT 68
DUNES OF AMELIA PHASE 2
PBK 8/280

BENNETT WANDA E
2789 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0068-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
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	1,980	100	1,980	310,468
FGR	430	55	236	37,005
FOP	49	30	15	2,352
FOP	180	30	54	8,467
TOTALS	2,639		2,285	358,293

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	608.00	SF	10.00	10.00	100	2019
2	0855	CONC PAVER	0 100	0	0	33.00	SF	10.00	10.00	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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,285	127.3510	159.19	363,749	2019	2019	0	0	1.50	98.50
1 SNGL FAM - 100% - 2020 Heated Area: 1980 HX Base Yr 2020											
2789 TURTLE SHORES DR, FERNANDINA BEACH											

TOTAL OB/XF											
6,281											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		358,293	
TOTAL MARKET OB/XF VALUE		6,281	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		514,574	
SOH/AGL Deduction		197,134	
ASSESSED VALUE		317,440	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		267,440	
TOTAL JUST VALUE		514,574	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		463,451	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190164	NEW CONSTR	0	02/19/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2295/0626	7/30/2019	WD	Q	I	01	337,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: BENNETT WANDA E						
2234/1862	10/30/2018	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] W18 S5 BAS=[YR=2019] W22 S43 FGR=[YR=2019] S22 E20 N2 FOP=[YR=2019] E9 N1 W1 N5 W8 S6\$ N18 W5 N2 W15\$ E15 S2 E5 S12 E8 S5 E12 N57 W18 N5\$ S5 E18 N10\$.											