LOT 70
DUNES OF AMELIA PHASE 2
PBK 8/280

COOPER ZACHARY B & SI
2793 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0070-0000

BUILDING CHARACTERISTICS

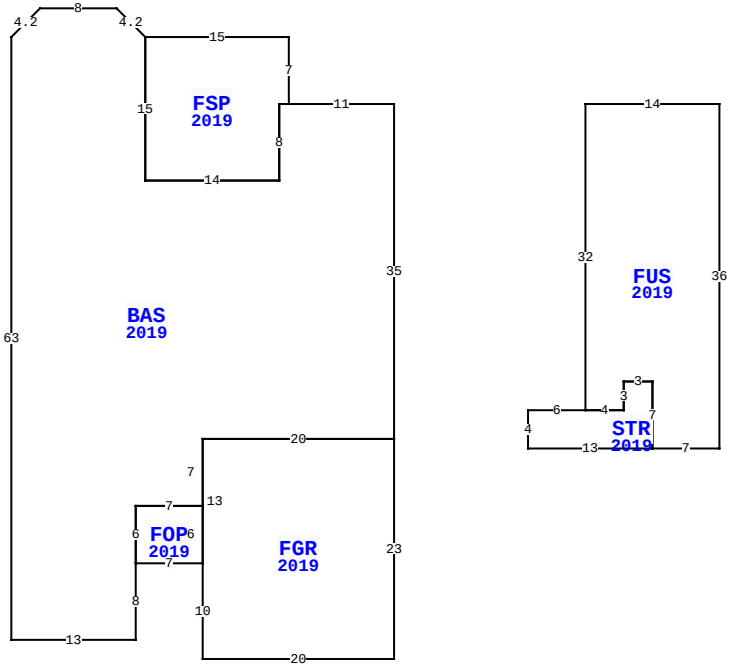
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,741	100	1,741	295,818
FGR	460	55	253	42,988
FOP	42	30	13	2,209
FSP	217	40	87	14,783
FUS	467	100	467	79,350
STR	61	10	6	1,019
TOTALS	2,988		2,567	436,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,567	138.0000	172.50	442,808	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 2208 HX Base Yr 2021



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

2793 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		436,166
TOTAL MARKET OB/XF VALUE		12,450
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		598,616
SOH/AGL Deduction		208,175
ASSESSED VALUE		390,441
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		340,441
TOTAL JUST VALUE		598,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183668	CO ISSUED	0	03/27/2019
20183668	NEW CONSTR	291,418	10/25/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2266/0487	3/29/2019	WD	Q	I	01	370,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: COOPER ZACHARY B &						
2212/1526	7/18/2018	SW	Q	V	05	688,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W11 FSP=[YR=2019] N7 W15 S15 E14 N8 E1$ W1 S8 W14 N15 U3 L3 W8 D3 L3 S63 E13 N8 FOP=[YR=2019] E7 FGR=[YR=2019] S10 E20 N23 W20 S13$ N6 W7 S6$ N6 E7 N7 E20 N35$ PTR= E20 FUS=[YR=2019] S32 STR=[YR=2019] W6 S4 E13 N7 W3 S3 W4$ E4 N3 E3 S7 E7 N36 W14$ W20$.

EXTRA FEATURES

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	0855	CONC PAVER	0	100	0	0	60.00	SF	10.00	10.00	100	2019	2019	3	98	588	
2	0855	CONC PAVER	0	100	0	0	623.00	SF	10.00	10.00	100	2019	2019	3	98	6,105	
3	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	100	2019	2019	3	95	5,472	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 12,450

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000000	C	VAC RES	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 05/01/2019 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS