

LOT 71
DUNES OF AMELIA PHASE 2
PBK 8/280

HORVAT Z STEPHEN
2795 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0071-0000



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	PAGE 1 of 1 2																							
Exterior Wall	10	ABOVE AVG 100	0900	01	2,369	135.3527	169.19	400,811	2020	2020	0	0	1.00	99.00	VALUATION BY STANDARD																							
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2021												Heated Area: 2031																							
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2021																							
Interior Wall	05	DRYWALL 100													VALUATION SUMMARY																							
Interior Floo	11	CLAY TILE 70													Tax Group: 2												Tax Dist:											
Interior Floo	14	CARPET 30													BUILDING MARKET VALUE												396,803											
Air Condition	03	CENTRAL 100													TOTAL MARKET OB/XF VALUE												40,205											
Heating Type	04	AIR DUCTED 100													TOTAL LAND VALUE - MARKET												150,000											
Bedrooms		3 100													TOTAL MARKET VALUE												587,008											
Bathrooms		2.5 100													SOH/AGL Deduction												199,181											
Frame	02	WOOD FRAME 100													ASSESSED VALUE												387,827											
Stories	1.	1. 100													TOTAL EXEMPTION VALUE												HX HB 50,000											
Units	0	0 100													BASE TAXABLE VALUE												337,827											
Occupancy	00	NONE 100	TOTAL JUST VALUE												587,008																							
			NCON VALUE												0																							
			INCOME VALUE																																			
			PREVIOUS YEAR MKT VALUE												535,079																							
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	2,031	100	2,031	340,189																																		
FGR	456	55	251	42,042																																		
FOP	110	30	33	5,527																																		
FOP	180	30	54	9,045																																		
TOTALS			2,777		2,369	396,803																																
EXTRA FEATURES			2795 TURTLE SHORES DR, FERNANDINA BEACH																																			
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	676.00	SF	10.00	10.00	100	2020	2020	3	99	6,692																							
2	0855	CONC PAVER	0 100	0	0	54.00	SF	10.00	10.00	100	2020	2020	3	99	535																							
3	0861	POOL GUNIT	0 100	13	30	390.00	SF	85.00	85.00	100	2021	2021	3	95	31,493																							
4	0855	CONC PAVER	0 100	5	30	150.00	SF	10.00	10.00	100	2021	2021	3	99	1,485																							
LAND DESCRIPTION																	TOTAL OB/XF 40,205																					
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	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																																						