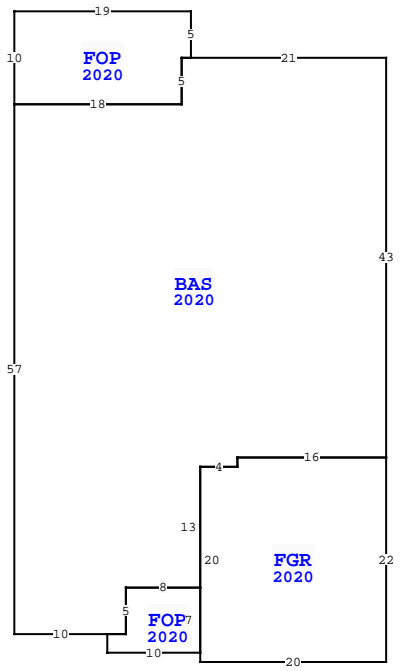




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,974	100	1,974
FGR	436	55	240
FOP	60	30	18
FOP	185	30	56
TOTALS	2,655		2,288
			373,654

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,288	131.9717	164.96	377,428	2020	2020	0	0	1.00	99.00		
1 SNGL FAM - 0% - 2024 Heated Area: 1974 HX Base Yr													



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			373,654
TOTAL MARKET OB/XF VALUE			6,316
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			529,970
SOH/AGL Deduction			0
ASSESSED VALUE			529,970
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			529,970
TOTAL JUST VALUE			529,970
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			478,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190492	CO ISSUED	0	04/15/2020
20190492	NEW CONSTR	269,004	08/30/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2634/1425	4/28/2023	WD Q	Q	I	02	640,000
GRANTOR: CANAL WILLIAM EDWARD						
GRANTEE: MEEHAN THOMAS J & T						
2355/0266	4/17/2020	WD Q	Q	I	02	389,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: CANAL WILLIAM EDWAR						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND 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	0855	CONC PAVER	0	0	0	0	638.00	SF	10.00	10.00	100	2020	2020	3	99	6,316	

TOTAL OB/XF														6,316	
2797 TURTLE SHORES DR, FERNANDINA BEACH															

BUILDING NOTES													
BAS=[YR=2020] W21 FOP=[YR=2020] N5 W19 S10 E18 N5 E1 \$ W1 S5 W18 S57 E10 FOP=[YR=2020] S2 E10 FGR=[YR=2020] S1 E20 N22 W16 S1 W4 S20 \$ N7 W8 S5 W2 \$ E2 N5 E8 N13 E4 N1 E16 N43 \$.													

BUILDING DIMENSIONS													
BAS=[YR=2020] W21 FOP=[YR=2020] N5 W19 S10 E18 N5 E1 \$ W1 S5 W18 S57 E10 FOP=[YR=2020] S2 E10 FGR=[YR=2020] S1 E20 N22 W16 S1 W4 S20 \$ N7 W8 S5 W2 \$ E2 N5 E8 N13 E4 N1 E16 N43 \$.													

LAND DESCRIPTION														TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000								