LOT 77
DUNES OF AMELIA PHASE 2
PBK 8/280

LANGILLE TERESA A
2807 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0077-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

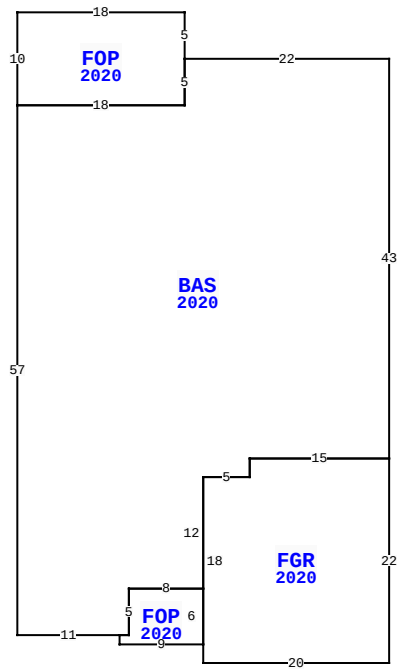
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	325,844
FGR	430	55	236	38,838
FOP	49	30	15	2,468
FOP	180	30	54	8,886
TOTALS	2,639		2,285	376,038

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	132.9860	166.23	379,836	2020	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2021 Heated Area: 1980 HX Base Yr 2021



2807 TURTLE SHORES DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		376,038
TOTAL MARKET OB/XF VALUE		6,791
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		532,829
SOH/AGL Deduction		197,510
ASSESSED VALUE		335,319
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		285,319
TOTAL JUST VALUE		532,829
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190486	CO ISSUED	0	02/14/2020
20190486	NEW CONSTR	269,004	08/21/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2349/1617	3/20/2020	WD	Q	I	01	360,400
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: LANGILLE TERESA A						
2262/0433	3/14/2019	SW	Q	V	05	516,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W22 FOP=[YR=2020] N5 W18 S10 E18 N5 $ S5 W18 S57 E11 FOP=[YR=2020] S1 E9 FGR=[YR=2020] S2 E20 N22 W15 S2 W5 S18 $ N6 W8 S5 W1 $ E1 N5 E8 N12 E5 N2 E15 N43 $.

EXTRA FEATURES

LN	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	686.00	SF	10.00	10.00	100	2020	2020	3	99	6,791	

LAND DESCRIPTION

TOTAL OB/XF 6,791

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 11/24/2020 BY RK Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS