LOT 79
DUNES OF AMELIA PHASE 2
PBK 8/280

FREESE JEFFREY T & SHEILA A
2811 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0079-0000

BUILDING CHARACTERISTICS

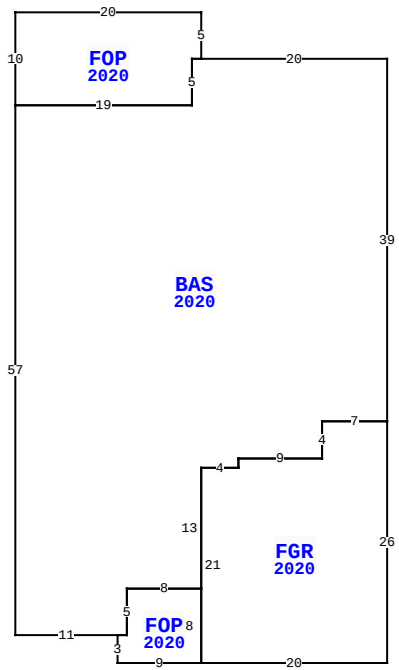
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,941	100	1,941	319,695
FGR	464	55	255	42,000
FOP	67	30	20	3,294
FOP	195	30	58	9,553
TOTALS	2,667		2,274	374,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,274	133.0987	166.37	378,325	2020	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2021 Heated Area: 1941 HX Base Yr 2021



2811 TURTLE SHORES DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		374,542
TOTAL MARKET OB/XF VALUE		46,817
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		571,359
SOH/AGL Deduction		194,700
ASSESSED VALUE		376,659
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		326,659
TOTAL JUST VALUE		571,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		504,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211194	SWIM POOL	0	10/22/2021
20190638	NEW CONSTR	0	12/10/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2378/0951	7/17/2020	WD	Q	I	01	358,200
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: FREESE JEFFREY T &						
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] W20 FOP=[YR=2020] N5 W20 S10 E19 N5 E1 $ W1 S5 W19 S57 E11 FOP=[YR=2020] S3 E9 FGR=[YR=2020] E20 N26 W7 S4 W9 S1 W4 S21 $ N8 W8 S5 W1 $ E1 N5 E8 N13 E4 N1 E9 N4 E7 N39 $.

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	654.00	SF	10.00	10.00	100	2020	2020	3	99	6,475	
2	0861	POOL GUNIT	0	100	0	0	264.00	SF	85.00	85.00	100	2022	2022	3	98	21,991	
3	0912	SCRN RM G	0	100	0	0	648.00	SF	20.00	20.00	100	2022	2022	3	97	12,571	
4	0855	CONC PAVER	0	100	0	0	384.00	SF	10.00	10.00	100	2022	2022	3	100	3,840	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 46,817

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 04/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS