

LOT 80
DUNES OF AMELIA PHASE 2
PBK 8/280

MOSS MICHELLE L
2813 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0080-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

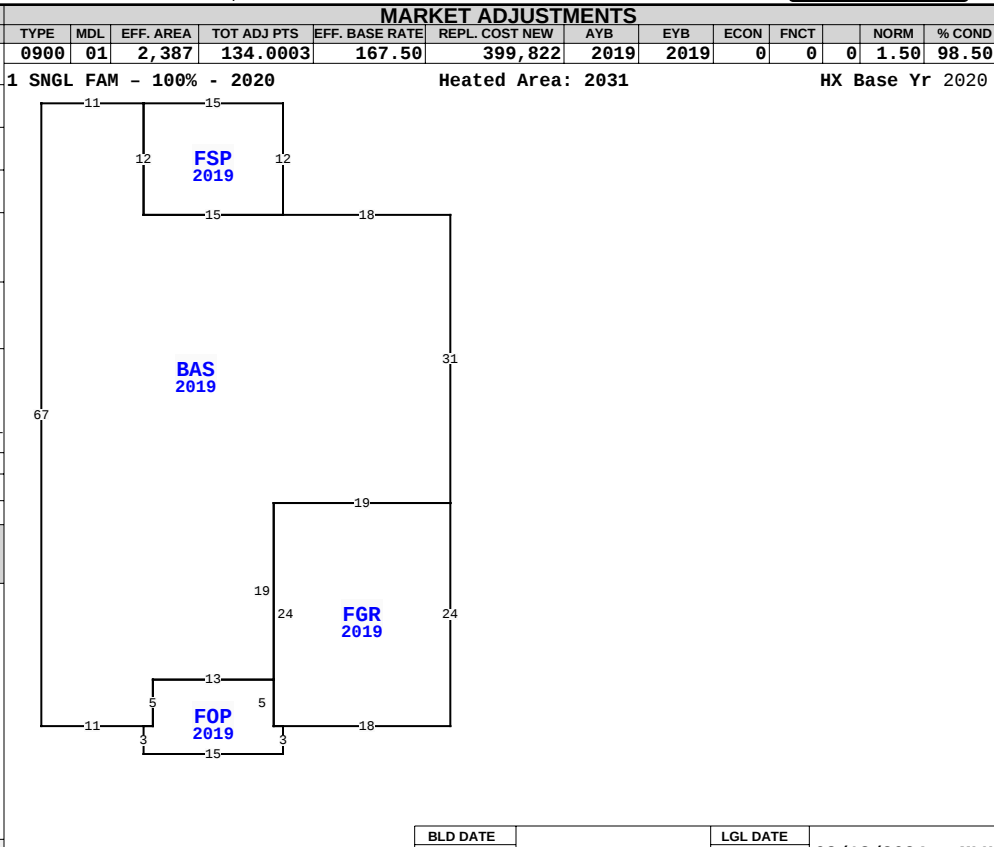
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2121.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,031	100	2,031	335,090
FGR	456	55	251	41,412
FOP	110	30	33	5,445
FSP	180	40	72	11,879
TOTALS	2,777		2,387	393,825

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	0	0	670.00	SF	10.00	10.00	
2	0855	CONC PAVER	0	100	0	0	51.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RLM	0.00	0.00	1.00	LT	



TOTAL OB/XF											
7,066											

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7,066											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		393,825	
TOTAL MARKET OB/XF VALUE		7,066	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		550,891	
SOH/AGL Deduction		211,315	
ASSESSED VALUE		339,576	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		289,576	
TOTAL JUST VALUE		550,891	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		498,183	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183720	NEW CONSTR	275,057	10/30/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2280/1838	6/07/2019	WD Q	Q	I	01
GRANTOR: NEW ATLANTIC BUILDERS					
GRANTEE: MOSS MICHELLE L					
2218/0074	8/09/2018	SW Q	Q	V	01
GRANTOR: PARKWAY DUNES LLC					
GRANTEE: NEW ATLANTIC BUILDERS					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W18 FSP=[YR=2019] N12 W15 S12 E15\$ W15 N12 W11 S67 E11 FOP=[YR=2019] S3 E15 N3 FGR=[YR=2019] E18 N24 W19 S24 E1\$ W1 N5 W13 S5 W1\$ E1 N5 E13 N19 E19 N31\$.											