LOT 81
DUNES OF AMELIA PHASE 2
PBK 8/280

HOUSTON JOHN PATRICK & LEIGH ANN
2815 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0081-0000

BUILDING CHARACTERISTICS

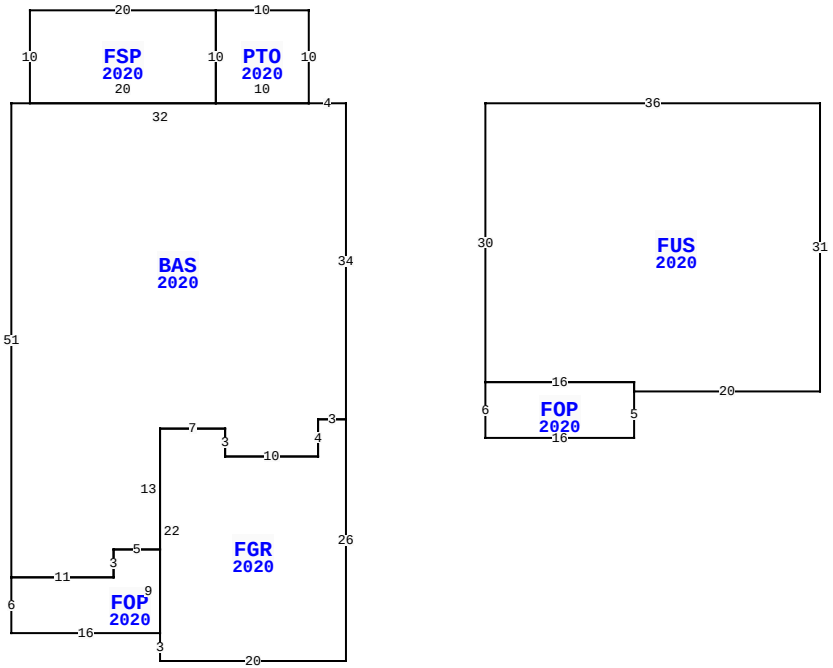
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,528	100	1,528	242,066
FGR	473	55	260	41,189
FOP	96	30	29	4,595
FOP	111	30	33	5,228
FSP	200	40	80	12,674
FUS	1,100	100	1,100	174,262
PTO	100	5	5	792
TOTALS	3,608		3,035	480,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,035	128.0180	160.02	485,661	2020	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2024 Heated Area: 2628 HX Base Yr



2815 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		480,804
TOTAL MARKET OB/XF VALUE		10,555
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		641,359
SOH/AGL Deduction		0
ASSESSED VALUE		641,359
TOTAL EXEMPTION VALUE	13	641,359
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		641,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		584,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190493	CO ISSUED	0	04/09/2020
20190493	NEW CONSTR	353,496	08/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2562/1177	5/12/2022	WD	Q	I	01	720,000
GRANTOR: STANDORF MARK D & BAR						
GRANTEE: HOUSTON JOHN PATRIC						
2353/1087	4/10/2020	WD	Q	I	01	411,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: STANDORF MARK D & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W4PTO=[YR=2020] N10 W10 FSP=[YR=2020] W20 S10 E20N10$S10 E10$ W32 S51 FOP=[YR=2020] S6 E16 FGR=[YR=2020] S3 E20 N26 W3 S4 W10 N3 W7 S22$ N9 W5 S3 W11$ E11 N3 E5 N13 E7 S3 E10 N4 E3 N34$ PTR=E15 FUS=[YR=2020] E36S31 W20 FOP=[YR=2020] S5 W16 N6 E16 S1$ N1 W16 N30$ W15$.

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	638.00	SF	10.00	10.00	100	2020	2020	3	99	6,316	
2	0476	VF 6 SBPL	0	100	0	0	138.00	LF	32.00	32.00	100	2020	2020	3	96	4,239	

LAND DESCRIPTION

TOTAL OB/XF 10,555

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 12/08/2020 BY RK Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS