

LOT 82
DUNES OF AMELIA PHASE 2
PBK 8/280

FINNEMORE CHRISTOPHER Y & MARY E
2817 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0082-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
Exterior Wall	10	ABOVE AVG	100	0900	01	2,287	132.8733	166.09	379,848	2019	2019	0	0	0	1.50	98.50	VALUATION BY				STANDARD												
Roof Structur	08	IRREGULAR	100	1 SNGL FAM - 100% - 2023										Heated Area: 1980										HX Base Yr 2023									
Roof Cover	03	COMP SHNGL	90											Tax Group: 2										Tax Dist:									
Roof Cover	12	MODULAR MT	10											BUILDING MARKET VALUE										374,150									
Interior Wall	05	DRYWALL	100											TOTAL MARKET OB/XF VALUE										4,528									
Interior Floo	11	CLAY TILE	60											TOTAL LAND VALUE - MARKET										150,000									
Interior Floo	14	CARPET	40											TOTAL MARKET VALUE										528,678									
Air Condition	03	CENTRAL	100											SOH/AGL Deduction										37,543									
Heating Type	04	AIR DUCTED	100											ASSESSED VALUE										491,135									
Bedrooms	04	AIR DUCTED	100											TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms	02	WOOD FRAME	100											BASE TAXABLE VALUE										441,135									
Frame	1.	1. 100												TOTAL JUST VALUE										528,678									
Stories	00	NONE	100	NCON VALUE										0																			
Units											INCOME VALUE																						
Occupancy											PREVIOUS YEAR MKT VALUE										476,830												
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	323,925																													
FGR	430	55	236	38,609																													
FOP	49	30	15	2,454																													
FOP	185	30	56	9,161																													
TOTALS										2,644 2,287 374,150																							
EXTRA FEATURES										TURTLE SHORES DR, FERNANDINA BEACH																							
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	0 100	0 0	624.00	SF	7.00	7.00	100	2019	2019	3	98	4,281																			
2	0855	CONC PAVER	0 100	0 0	36.00	SF	7.00	7.00	100	2019	2019	3	98	247																			
LAND DESCRIPTION										TOTAL OB/XF										4,528													
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	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 05/02/2019 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS																																	