

LOT 84
DUNES OF AMELIA PHASE 1
PBK 8/88

SONNENBERG STACEY LYNN & JAY A
2839 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0084-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	2121.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,062	100	2,062	323,493
FGR	459	55	252	39,535
FOP	114	30	34	5,334
FSP	165	40	66	10,355
TOTALS	2,800		2,414	378,716

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,414	130.7320	163.42	394,496	2015	2015	0	0	4.00	96.00
1 SNGL FAM - 100% - 2023 Heated Area: 2062 HX Base Yr 2023											
2839 TURTLE SHORES DR, FERNANDINA BEACH											
BLD DATE: 03/13/2024 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
2	0855	CONC PAVER	0	100	0	0	665.00	SF	7.00	7.00	100
3	0855	CONC PAVER	0	100	0	0	36.00	SF	7.00	7.00	100
4	0476	VF 6 SBPL	0	100	0	0	113.00	LF	32.00	32.00	100
5	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100
6	0855	CONC PAVER	0	100	0	0	456.00	SF	10.00	10.00	100

YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2015	2015	3	97	1,940	
2015	2015	3	95	4,422	
2015	2015	3	95	239	
2015	2015	3	89	3,218	
2020	2020	3	93	26,561	
2020	2020	3	99	4,514	

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

TOTAL OB/XF										40,894		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000.00	
Total Acres: 0.00		Total Land Value: 150,000			Market: 0				Agricultural: 0			

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		378,716	
TOTAL MARKET OB/XF VALUE		40,894	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		569,610	
SOH/AGL Deduction		35,880	
ASSESSED VALUE		533,730	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		483,730	
TOTAL JUST VALUE		569,610	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		518,184	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200341	SWIM POOL	50,000	07/15/2020
20150279	NEW CONSTR	280,802	02/09/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2556/0070	4/15/2022	WD Q	I	I	01
GRANTOR: WILSON CHRISTOPHER &					
GRANTEE: SONNENBERG STACEY L					
2136/1419	7/27/2017	WD Q	I	I	01
GRANTOR: WILLIAMS GEORGE W III					
GRANTEE: WILSON CHRISTOPHER					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W29 FSP=[YR=2015] W11 S15 E11 N15\$ S15 W11 S49 FOP=[YR=2015] S6 E19 FGR=[YR=2015] E21 N21 W12 N2 W9 S23\$ N6 W19\$ E19 N17 E9 S2 E12 N49\$.											