LOT 110
DUNES OF AMELIA PHASE 2
PBK 8/280

DOYLE FLETCHER I & TRACY M
2802 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0110-0000

BUILDING CHARACTERISTICS

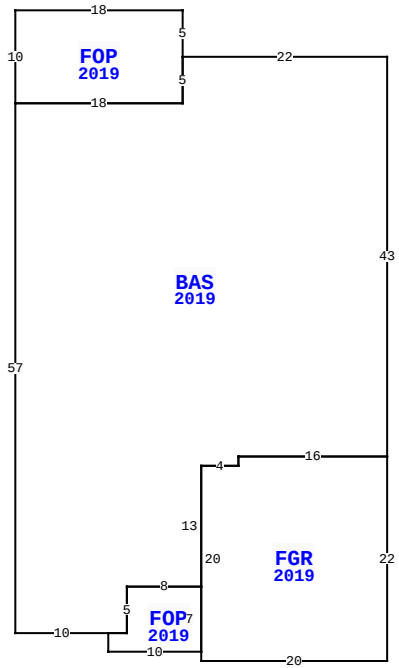
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2121.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,974	100	1,974	305,425
FGR	436	55	240	37,134
FOP	60	30	18	2,785
FOP	180	30	54	8,355
TOTALS	2,650		2,286	353,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,286	125.6605	157.08	359,085	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2020 Heated Area: 1974 HX Base Yr 2020



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

2802 TURTLE SHORES DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		353,699
TOTAL MARKET OB/XF VALUE		7,999
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		511,698
SOH/AGL Deduction		214,967
ASSESSED VALUE		296,731
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		246,731
TOTAL JUST VALUE		511,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190387	CO ISSUED	0	12/05/2019
20190387	NEW CONSTR	0	07/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2326/1093	12/16/2019	WD	Q	I	01	349,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: DOYLE FLETCHER I &						
2234/1630	10/30/2018	SW	Q	V	01	86,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W22 FOP=[YR=2019] N5 W18 S10 E18 N5 $ S5 W18 S57 E10 FOP=[YR=2019] S2 E10 FGR=[YR=2019] S1 E20 N22 W16 S1 W4 S20$ N7 W8 S5 W2 $ E2 N5 E8 N13 E4 N1 E16 N43$.

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	752.00	SF	10.00	10.00	100	2019	2019	3	98	7,370	
2	0855	CONC PAVER	0	100	0	0	33.00	SF	10.00	10.00	100	2019	2019	3	98	323	
3	0810	CONCRETE A	0	100	12	4	48.00	SF	6.50	6.50	100	2019	2019	3	98	306	

LAND DESCRIPTION

TOTAL OB/XF 7,999

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 12/18/2019 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS