

LOT 111
DUNES OF AMELIA PHASE 2
PBK 8/280

PEREZ JONATHAN/MILLIGAN-PEREZ KIMBERLY ELAINE
2804 TURTLE SHORE DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0111-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	12	HARDWOOD 40
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
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NEIGHBORHOOD/LOC	2121.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,557	100	1,557	247,800
FGR	456	55	251	39,947
FOP	90	30	27	4,297
FOP	102	30	31	4,933
FOP	300	30	90	14,324
FUS	1,086	100	1,086	172,839

TOTALS	3,591		3,042	484,141
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EXTRA FEATURES

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	0	0	0	646.00	SF	7.00	7.00	100	2018	2018	3	97	4,386	
2	0855	CONC PAVER	0	0	0	0	36.00	SF	7.00	7.00	100	2018	2018	3	97	244	
3	0861	POOL GUNIT	0	0	0	0	338.00	SF	85.00	85.00	100	2020	2020	3	93	26,719	
4	0910	SCRN RM L	0	0	0	0	986.00	SF	15.00	15.00	100	2020	2020	3	90	13,311	
5	0855	CONC PAVER	0	0	0	0	648.00	SF	10.00	10.00	100	2020	2020	3	99	6,415	
6	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	90	4,500	

LAND DESCRIPTION

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	0		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

MARKET ADJUSTMENTS														HEATED AREA: 2643		HX Base Yr	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND					
0900	01	3,042	129.9224	162.40	494,021	2018	2018		0	0	2.00	98.00					

1 SNGL FAM - 0% - 2023

Diagram showing property layout with dimensions and area labels: BAS 2018, FOP 2018, FGR 2018, FUS 2018.

2804 TURTLE SHORES DR, FERNANDINA BEACH

TOTAL OB/XF														55,575			
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6	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	90	4,500	

NASSAU COUNTY PROPERTY														PAGE 1 of 1		2
VALUATION SUMMARY														STANDARD		
VALUATION BY														Tax Group: 2		
Tax Dist:														Tax Dist:		
BUILDING MARKET VALUE														484,141		
TOTAL MARKET OB/XF VALUE														55,575		
TOTAL LAND VALUE - MARKET														150,000		
TOTAL MARKET VALUE														689,716		
SOH/AGL Deduction														0		
ASSESSED VALUE														689,716		
TOTAL EXEMPTION VALUE														0		
BASE TAXABLE VALUE														689,716		
TOTAL JUST VALUE														689,716		
NCON VALUE														0		
INCOME VALUE														0		
PREVIOUS YEAR MKT VALUE														634,073		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190652	SCRN ENCL	0	11/25/2019
20190579	SWIM POOL	0	10/29/2019
20181756	CO ISSUED	0	01/14/2019
20181756	NEW CONSTR	346,309	05/23/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2544/1080	3/07/2022	WD	Q	I	01	750,000	
GRANTOR: FEINSTEIN-TOWLI JAN R							
GRANTEE: PEREZ JONATHAN & KI							
2249/1291	1/15/2019	WD	Q	I	01	408,400	
GRANTOR: NEW ATLANTIC BUILDERS							
GRANTEE: FEINSTEIN-TOWLI JAN							

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2018] W4 FOP=[YR=2018] N10 W30 S10 E30\$ W32 S51
FOP=[YR=2018] S6 E15 FGR=[YR=2018] S3 E21 N26 W3 S5 W18 S18\$
N9 W4 S3 W11\$ E11 N3 E4 N9 E18 N5 E3 N34\$ PTR=E15
FUS=[YR=2018] E36 S31 W21 FOP=[YR=2018] S4 W15 N6 E15 S2\$ N2
W15 N29\$ W15 \$.