

LOT 115
IN OR 2233/1326
DUNES OF AMELIA PHASE 2

PECK DANNY DWAIN & ROBIN M
2812 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0115-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	1,980	100	1,980	322,009
FGR	430	55	236	38,381
FOP	49	30	15	2,439
FOP	185	30	56	9,107
PTO	146	5	7	1,139
TOTALS	2,790		2,294	373,075

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	640.00	SF	7.00	7.00
2	0855	CONC PAVER	0 100	0	0	30.00	SF	7.00	7.00

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,294	132.7606	165.95	380,689	2018	2018	0	0	2.00	98.00
1 SNGL FAM - 100% - 2019 Heated Area: 1980 HX Base Yr 2019											
2812 TURTLE SHORES DR, FERNANDINA BEACH											
BLD DATE: 03/13/2024 MLU											

TOTAL OB/XF											
4,550											

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4,550											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		373,075	
TOTAL MARKET OB/XF VALUE		4,550	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		527,625	
SOH/AGL Deduction		205,660	
ASSESSED VALUE		321,965	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		271,965	
TOTAL JUST VALUE		527,625	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		474,734	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181089	CO ISSUED	0	10/22/2018
20181089	NEW CONSTR	254,977	04/02/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2233/1326	10/29/2018	WD	Q	I	01	326,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: PECK DANNY DWAIN &						
2173/0739	1/24/2018	SW	Q	V	01	86,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: NEW ATLANTIC BUILDERS						

BUILDING NOTES									
BAS=[YR=2018;ORIG=-19,5] W21 S43 E15 S2 E5 S12 E8 S5 E12 N57 W18 N5 W1 \$									
FGR=[YR=2018;ORIG=-40,48] S22 E20 N2 N18 W5 N2 W15 \$									
FOP=[YR=2018;ORIG=0,0] W19 S5 E1 S5 E18 N10 \$									
FOP=[YR=2018;ORIG=-20,68] E9 N1 W1 N5 W8 S6 \$									
PTO=[YR=2024;ORIG=-24,-5] U0.1R24 D5.1L0 W19 S5 W5 N10 \$									