

LOT 117
IN OR 2253/654
DUNES OF AMELIA PHASE 2

WEBB LAVERNE D & IRWIN JR
2816 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0117-0000



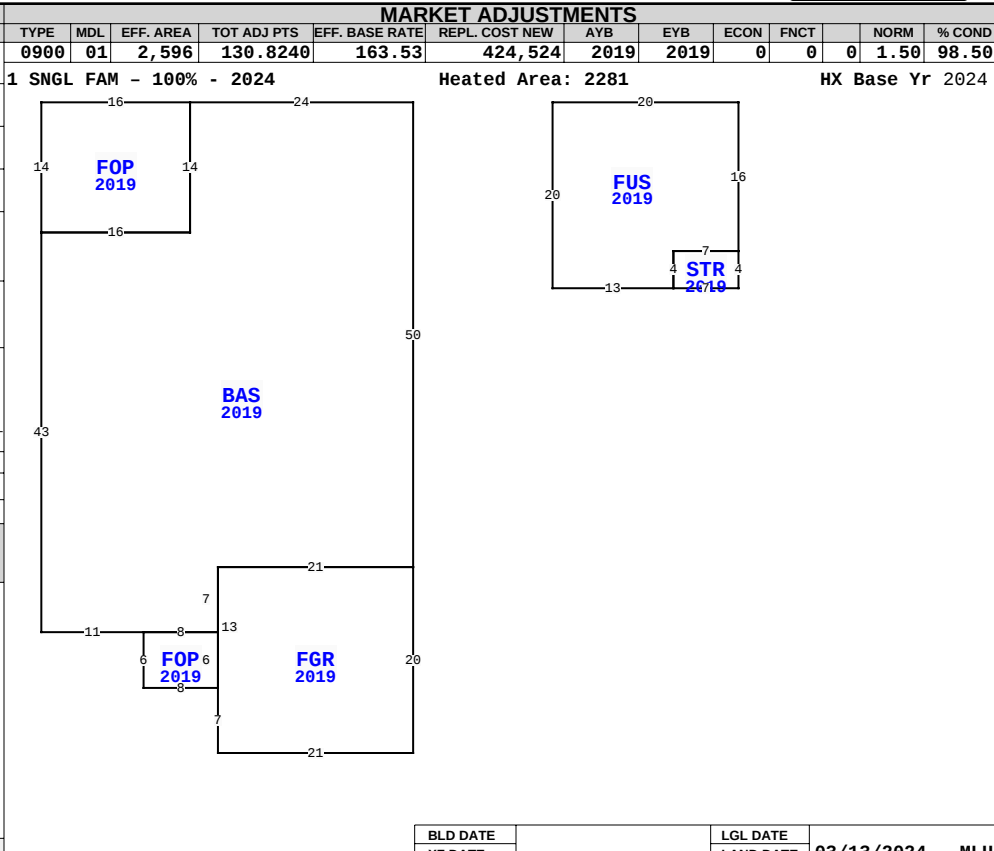
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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
NEIGHBORHOOD/LOC	2121.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	1,909	307,496
FGR	420	55	231	37,208
FOP	48	30	14	2,255
FOP	224	30	67	10,793
FUS	372	100	372	59,921
STR	28	10	3	484
TOTALS	3,001		2,596	418,156

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2019
2	0855	CONC PAVER	0 100	0	0	636.00	SF	10.00	10.00	100	2019
3	0855	CONC PAVER	0 100	0	0	45.00	SF	10.00	10.00	100	2019

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	



2816 TURTLE SHORES DR, FERNANDINA BEACH											
BLD DATE 03/13/2024 MLU											
TOTAL OB/XF 10,139											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		418,156	
TOTAL MARKET OB/XF VALUE		10,139	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		578,295	
SOH/AGL Deduction		0	
ASSESSED VALUE		578,295	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		528,295	
TOTAL JUST VALUE		578,295	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		507,115	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183403	CO ISSUED	0	01/31/2019
20183403	NEW CONSTR	294,655	09/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2253/0654	1/31/2019	WD Q	I	01		365,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WEBB LAVERNE DEED &						
2212/1526	7/18/2018	SW Q	V	05		688,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W24 FOP=[YR=2019] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2019] S6 E8 FGR=[YR=2019] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$ PTR=E15 FUS=[YR=2019] E20 S16 STR=[YR=2019] S4 W7 N4 E7\$ W7 S4 W13 N20\$ W15\$.											