

LOT 118
DUNES OF AMELIA PHASE 2
PBK 8/280

BENNETT EILEEN
2818 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0118-0000



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	12	HARDWOOD 70
Interior Floor	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	1,980	100	1,980	311,833
FGR	430	55	236	37,168
FOP	49	30	15	2,362
FOP	185	30	56	8,820
TOTALS	2,644		2,287	360,183

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	36.00	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	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	2,287	127.9145	159.89	365,668	2019	2019	0	0	1.50	98.50
1 SNGL FAM - 100% - 2022 Heated Area: 1980 HX Base Yr 2022											
2818 TURTLE SHORES DR, FERNANDINA BEACH											
BLD DATE: 03/13/2024 MLU											

TOTAL OB/XF											
10,051											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		360,183	
TOTAL MARKET OB/XF VALUE		10,051	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		520,234	
SOH/AGL Deduction		98,737	
ASSESSED VALUE		421,497	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		371,497	
TOTAL JUST VALUE		520,234	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		409,220	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182359	NEW CONSTR	260,560	07/09/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2463/1481	5/24/2021	WD Q	I	01	
GRANTOR: SABIN BRUCE T & LESLI					
GRANTEE: BENNET EILEEN					
2260/0308	3/07/2019	WD Q	I	02	
GRANTOR: NEW ATLANTIC BUILDERS					
GRANTEE: SABIN BRUCE T & LES					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W21 FOP=[YR=2019] N5 W19 S10 E18 N5 E1\$ W1 S5 W18 S57 E11 FOP=[YR=2019] S1 E9 FGR=[YR=2019] S2 E20 N22 W15 S2 W5 S18\$ N6 W8 S5 W1 \$ E1 N5 E8 N12 E5 N2 E15 N43\$.											