LOT 119
DUNES OF AMELIA PHASE 2
PBK 8/280

PENNINGTON ELLEN L REV TRUST/PENNINGTON ELLEN L TR
2820 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0119-0000

BUILDING CHARACTERISTICS

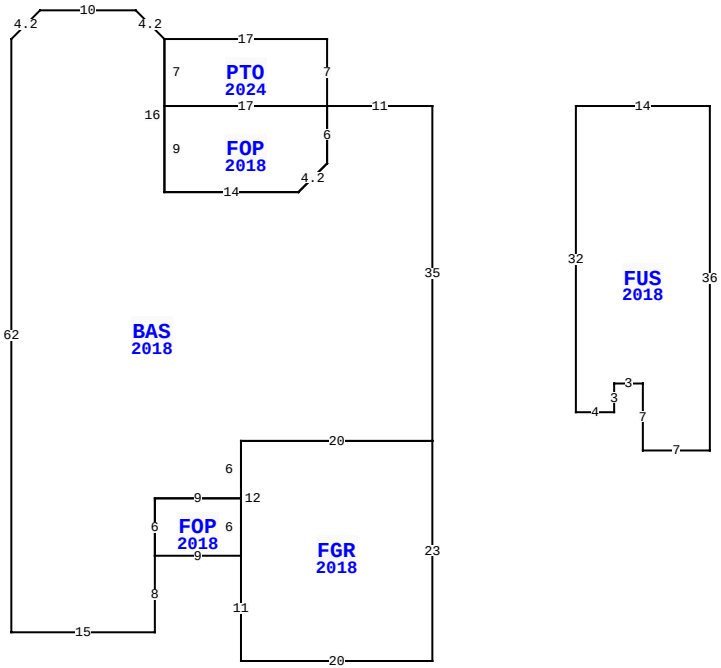
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	1,897	100	1,897	314,014
FGR	460	55	253	41,879
FOP	54	30	16	2,649
FOP	149	30	45	7,449
FUS	467	100	467	77,303
PTO	119	5	6	993
TOTALS	3,146		2,684	444,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,684	135.1296	168.91	453,354	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2021 Heated Area: 2364 HX Base Yr 2021



2820 TURTLE SHORES DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		444,287
TOTAL MARKET OB/XF VALUE		4,895
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		599,182
SOH/AGL Deduction		274,374
ASSESSED VALUE		324,808
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		269,808
TOTAL JUST VALUE		599,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182617	CO ISSUED	0	11/28/2018
20182617	NEW CONSTR	312,509	07/26/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2454/1526	4/21/2021	WD	U	I	11	100
GRANTOR: PENNINGTON ELLEN L						
GRANTEE: PENNINGTON ELLEN L						
2388/0630	8/31/2020	WD	Q	I	01	439,000
GRANTOR: GAUDIELLO JANET REV T						
GRANTEE: PENNINGTON ELLEN L						

BUILDING NOTES

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	655.00	SF	7.00	7.00	100	2018	2018	3	97	4,447	
2	0855	CONC PAVER	0	100	0	0	66.00	SF	7.00	7.00	100	2018	2018	3	97	448	

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W11 S6 D3L3 W14 N16 U3L3 W10 D3L3 S62 E15 N8 N6 E9 N6 E20 N35 $
FUS=[YR=2018;ORIG=15,0] E14 S36 W7 N7 W3 S3 W4 N32 $
FGR=[YR=2018;ORIG=-20,47] S11 E20 N23 W20 S12 $
FOP=[YR=2018;ORIG=-11,0] W17 S9 E14 U3R3 N6 $
FOP=[YR=2018;ORIG=-29,47] E9 N6 W9 S6 $
PTR=[ORIG=0,0] E15 W15 $
PTO=[YR=2024;ORIG=-28,-7] E17 S7 W17 N7 $
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LAND DESCRIPTION

TOTAL OB/XF 4,895

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 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS