

LOT 121
DUNES OF AMELIA PHASE 1
PBK 8/88

NOFSINGER DANIEL & LARA 2013 TRUST/NOFSINGER DANIE
2846 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0121-0000



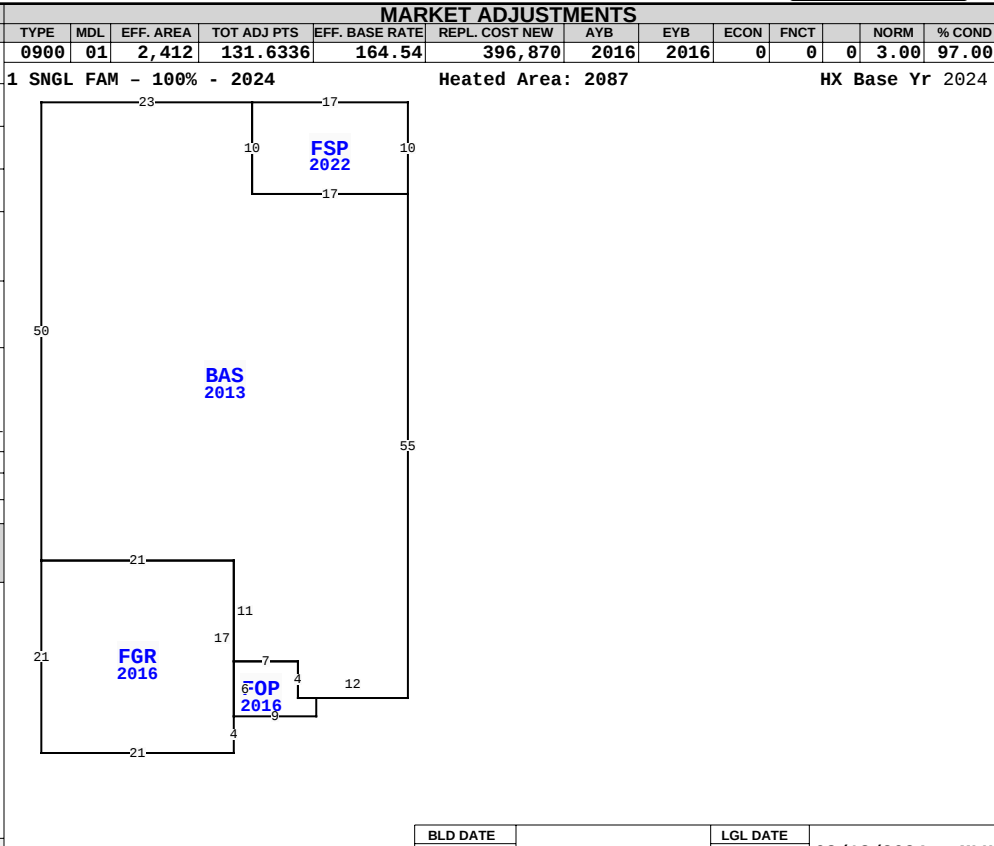
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2121.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,087	100	2,087	333,093
FGR	441	55	243	38,784
FOP	46	30	14	2,235
FSP	170	40	68	10,853
TOTALS	2,744		2,412	384,964

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	100	0	0	579.00	SF	7.00
3	0855	CONC PAVER	0	100	0	0	52.00	SF	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



TOTAL OB/XF									
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2	0855	CONC PAVER	0	100	0	0	579.00	SF	7.00
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TOTAL OB/XF									
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1	000100	C	SFR	100		RLM	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	384,964								
TOTAL MARKET OB/XF VALUE	6,180								
TOTAL LAND VALUE - MARKET	150,000								
TOTAL MARKET VALUE	541,144								
SOH/AGL Deduction	0								
ASSESSED VALUE	541,144								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	491,144								
TOTAL JUST VALUE	541,144								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	488,838								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152413	CO ISSUED	0	05/13/2016
20152413	NEW CONSTR	300,000	10/15/2015

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2659/1753	8/09/2023	WD	Q	I	02	672,500			
GRANTOR:WILLEY JOSEPH R									
GRANTEE:NOFSINGER DANIEL &									
2658/572	7/31/2023	FJ	U	I	11	0			
GRANTOR:WILLEY G PAUL EST									
GRANTEE:WILLEY JOSEPH R									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2022] W17 BAS=[YR=2013] W23 S50 FGR=[YR=2016] S21 E21 N4 FOP=[YR=2016] E9 N2 W2 N4 W7 S6\$ N17 W21\$ E21 S11 E7 S4 E12 N55 W17 N10\$ S10 E17 N10\$.									