

UNIT 1816
IN OR 1831/1968
TURTLE DUNES OR 452/111

MUSGROVE CHRISTY JAMES &/JAMES ROGER JR TRUSTEE
258 SHANNON RD
HOMERVILLE, GA 31634

2024

02-6N-29-V005-1816-0000


BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
Floor		2 100	8300500		1,465				1985	1985	100	100	0			
Recreation	POOL	POOL 100	1 CONDO - 0% - 0											HX Base Yr		
Recreation	TENNIS CT	TENNIS CT 100														
Location	INTERIOR	INTERIOR 100														
View	OCEAN	OCEAN 100														
Desirability	2ND FLOOR	2ND FLOOR 100														
Balcony	FOP/PATIO	FOP/PATIO 100														
Parking	OPEN	OPEN 100														
Bedrooms		2 100														
Bathrooms		2 100														
Oth Rooms		2 100														
User Defined	REMODEL	REMODEL 100														
Quality		04 Quality Level 04														
DOR CODE		0400 CONDOMINIUM														
MAP NUM			MKT AREA												10	
NEIGHBORHOOD/LOC		10004.00														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE												
TOTALS		1,465	1,465													

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		853,650
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		853,650
SOH/AGL Deduction		80,339
ASSESSED VALUE		773,311
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		773,311
TOTAL JUST VALUE		853,650
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		845,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20626	REMODEL	40,000	10/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1831/1968	12/26/2012	DG	U	I	30	100
GRANTOR: JAMES-VANERWEGEN GRET						
GRANTEE: MUSGROVE CHRISTY JA						
1159/1370	8/05/2003	WD	U	I	12	575,000
GRANTOR: FIDLER ROBERT & DOROT						
GRANTEE: JAMES-VANERWEGEN GR						

EXTRA FEATURES																
L N	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
1821 TURTLE DUNES PL, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV