

ELEMENT	CD	CONSTRUCTION
Floor		6 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	INTERIOR	INTERIOR 100
View	OCEAN	OCEAN 100
Desirability	FLOOR	6TH FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
Bathrooms		3.5 100
Oth Rooms		2 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
8300500		2,140				1985	1985	100	100	0			
1 CONDO - 0% - 0													
HX Base Yr													

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VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 5			Tax Dist:		
BUILDING MARKET VALUE 1,387,000					
TOTAL MARKET OB/XF VALUE 0					
TOTAL LAND VALUE - MARKET 0					
TOTAL MARKET VALUE 1,387,000					
SOH/AGL Deduction 237,257					
ASSESSED VALUE 1,149,743					
TOTAL EXEMPTION VALUE 0					
BASE TAXABLE VALUE 1,149,743					
TOTAL JUST VALUE 1,387,000					
NCON VALUE 0					
INCOME VALUE					
PREVIOUS YEAR MKT VALUE 1,374,000					

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	SUBAREA MARKET VALUE
TOTALS	2,140	2,140	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2556/1994	4/18/2022	QC	U	I	11	100	
GRANTOR: FENRICH ANDREW G							
GRANTEE: FENRICH ANDREW G &							
2547/1592	3/17/2022	QC	U	I	11	100	
GRANTOR: FENRICH ANDREW G							
GRANTEE: FENRICH ANDREW G &							

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
1869 TURTLE DUNES PL, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																
TOTALS 0																

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION																			TOTAL OB/XF										0
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					