

LOT 1
DUNES OF AMELIA PHASE 2
PBK 8/280

PALMER BARBARA W/PALMER FRANK E
2867 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 70
Interior Floor	11	CLAY TILE 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,969	100	2020	1,969	322,862
FGR	436	55	2020	240	39,354
FOP	58	30	2020	17	2,788
FSP	185	40	2020	74	12,134
TOTALS	2,648			2,300	377,138

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	652.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RLM	0.00	0.00	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	2,300	126.1113	166.47	382,881	2020	2020	0	0	0	1.50	98.50	
1 SNGL FAM - 100% - 2021 Heated Area: 1969 HX Base Yr													
2867 TURTLE SHORES DR, FERNANDINA BEACH													
BLD DATE XE DATE INC DATE LGL DATE LAND DATE AG DATE 03/31/2025 MLU													

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		377,138	
TOTAL MARKET OB/XF VALUE		6,390	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		548,528	
SOH/AGL Deduction		72,347	
ASSESSED VALUE		476,181	
TOTAL EXEMPTION VALUE		13	476,181
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		548,528	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		515,401	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190655	NEW CONSTR	266,354	12/16/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2386/1089	8/18/2020	WD	Q	I	01	384,900	
GRANTOR: NEW ATLANTIC BUILDERS							
GRANTEE: PALMER WYMAN R & BA							
2262/0433	3/14/2019	SW	Q	V	05	516,000	
GRANTOR: PARKWAY DUNES LLC							
GRANTEE: NEW ATLANTIC BUILDERS							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2020] W19 S5 BAS=[YR=2020] W20 S43 FGR=[YR=2020] S22 E20 N1 FOP=[YR=2020] E9 N2 W1 N5 W8 S7 \$ N20 W4 N1 W16 \$ E16 S1 E4 S13 E8 S5 E12 N57 W19 N5 W1 \$ E1 S5 E18 N10 \$.									