

LOT 5  
IN OR 2247/926  
DUNES OF AMELIA PHASE 2

DOMAGOLA THERESA/SUMMA ANDREW  
2881 TURTLE SHORES DRIVE  
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0005-0000



| 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                  |    | 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       | 1,911            | 100         | 2018 | 1,911        | 326,512              |
| FGR       | 460              | 55          | 2018 | 253          | 43,228               |
| FOP       | 54               | 30          | 2018 | 16           | 2,734                |
| FSP       | 238              | 40          | 2018 | 95           | 16,232               |
| TOTALS    | 2,663            |             |      | 2,275        | 388,704              |

| EXTRA FEATURES |            |             |         |   |   |        |    |       |       |
|----------------|------------|-------------|---------|---|---|--------|----|-------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R | NOTES |
| 1              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 642.00 | SF | 7.00  |       |
| 2              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 63.00  | SF | 7.00  |       |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0900                                                       | 01  | 2,275     | 132.7606    | 175.24         | 398,671        | 2018 | 2018 | 0    | 0    |
| 1 SNGL FAM - 100% - 2020 Heated Area: 1911 HX Base Yr 2020 |     |           |             |                |                |      |      |      |      |
|                                                            |     |           |             |                |                |      |      |      |      |
| 2881 TURTLE SHORES DR, FERNANDINA BEACH                    |     |           |             |                |                |      |      |      |      |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 4,787       |  |  |  |  |  |  |  |  |  |

| 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        |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 1 2             |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 2              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 388,704   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 4,787     |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 165,000   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 558,491   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 224,317   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 334,174   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 55,722    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 278,452   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 558,491   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 524,772   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20182997   | CO ISSUED   | 0       | 12/31/2018 |
| 20182997   | NEW CONSTR  | 254,472 | 08/28/2018 |

| SALES DATA                    |            |              |        |        |           |               |  |  |  |
|-------------------------------|------------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number          | DATE       | TYPE<br>INST | Q<br>/ | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 2247/0926                     | 12/31/2018 | WD           | Q      | I      | 02        | 335,900       |  |  |  |
| GRANTOR:DREAM FINDERS HOMES L |            |              |        |        |           |               |  |  |  |
| GRANTEE:DOMAGOLA THERESA &    |            |              |        |        |           |               |  |  |  |
| 2194/1600                     | 4/23/2018  | SW           | Q      | V      | 05        | 258,000       |  |  |  |
| GRANTOR:PARKWAY DUNES LLC     |            |              |        |        |           |               |  |  |  |
| GRANTEE:DREAM FINDERS HOMES   |            |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                       |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2018] W17 FSP=[YR=2018] W16 S13 D2 R2 E14 N15\$ S15 W14 U2 L2 N6 W11 S35 FGR=[YR=2018] S23 E20 N10 FOP=[YR=2018] E9 N6 W9 S6\$ N13 W20\$ E20 S7 E9 S14 E15 N63\$. |  |  |  |  |  |  |  |  |  |