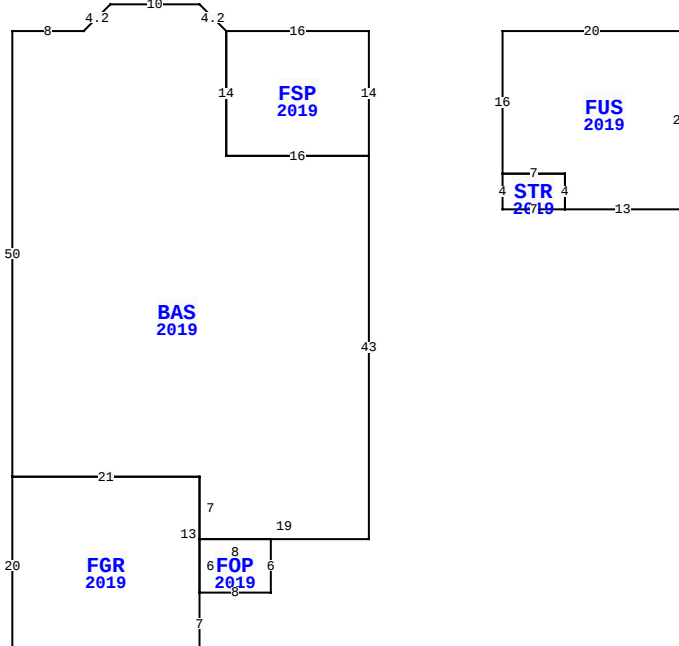


DOWLING SUSAN
2889 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-044D-0007-0000

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	VALUATION SUMMARY																																		
Exterior Wall		10	ABOVE AVG 100		0900	01	2,658	126.9600	167.59	445,454	2019	2019	2019	0	0	0	2.00	98.00	VALUATION BY					STANDARD																													
Roof Structur		08	IRREGULAR 100		1 SNGL FAM - 100% - 2020															Heated Area: 2320															HX Base Yr 2020																		
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE															436,545																		
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE															47,966																		
Interior Floo		12	HARDWOOD 60																	TOTAL LAND VALUE - MARKET															165,000																		
Interior Floo		14	CARPET 40																	TOTAL MARKET VALUE															649,511																		
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction															247,957																		
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE															401,554																		
Bedrooms			4 100																	TOTAL EXEMPTION VALUE															HX HB 50,722																		
Bathrooms			3 100																	BASE TAXABLE VALUE															350,832																		
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE															649,511																		
Stories		2.	2. 100																	NCON VALUE															0																		
Units		00	0 100		INCOME VALUE																																																
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE															614,762																																	
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	1,948	100	2019	1,948	319,936																																																
FGR	420	55	2019	231	37,939																																																
FOP	48	30	2019	14	2,299																																																
FSP	224	40	2019	90	14,781																																																
FUS	372	100	2019	372	61,096																																																
STR	28	10	2019	3	493																																																
TOTALS		3,040			2,658	436,545																																															
EXTRA FEATURES					2889 TURTLE SHORES DR, FERNANDINA BEACH															BLD DATE					LGL DATE					03/31/2025					MLU																		
																				XF DATE					LAND DATE																												
																				INC DATE					AG DATE																												
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																																				
1	0855	CONC PAVER	0	100	0	0	444.00	SF	7.00	7.00	100	2019	2019	3	97	3,015																																					
2	0855	CONC PAVER	0	100	0	0	54.00	SF	7.00	7.00	100	2019	2019	3	97	367																																					
3	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2019	2019	3	87	33,278																																					
4	0855	CONC PAVER	0	100	0	0	698.00	SF	10.00	10.00	100	2019	2019	3	97	6,771																																					
5	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2019	2019	3	94	3,971																																					
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564																																					
LAND DESCRIPTION																		TOTAL OB/XF																		47,966																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																													
1	000100	C	RES	100		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000																																				