LOT 9
DUNES OF AMELIA PHASE 2
PBK 8/280

GRIFFITH GARY SCOTT
2892 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

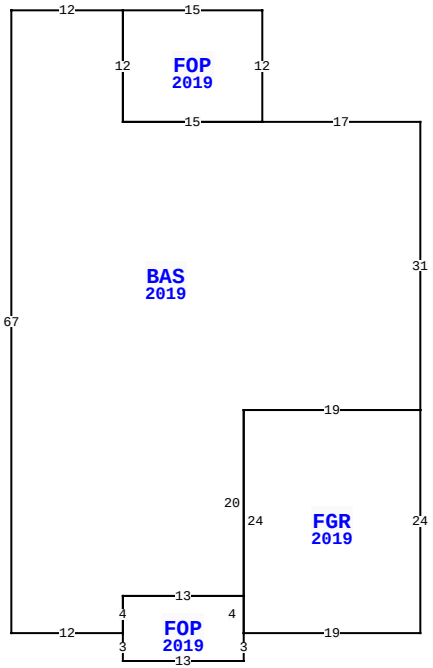
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2121.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,056	100	2019	2,056	371,987
FGR	456	55	2019	251	45,413
FOP	91	30	2019	27	4,885
FOP	180	30	2019	54	9,770
TOTALS	2,783			2,388	432,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,388	139.8607	184.62	440,873	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2021 Heated Area: 2056 HX Base Yr 2021



2892 TURTLE SHORES DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		432,056
TOTAL MARKET OB/XF VALUE		49,798
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		646,854
SOH/AGL Deduction		222,098
ASSESSED VALUE		424,756
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		374,034
TOTAL JUST VALUE		646,854
NCON VALUE		43,524
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		567,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0728	15'6" X 20'8" GAZ	12,000	01/07/2025
2024-0057	FB POOL 416SF	76,987	04/19/2024
20183940	NEW CONSTR	275,057	11/19/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2282/1176	6/14/2019	WD	Q	I	01	369,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: GRIFFITH GARY SCOTT						
2208/0521	6/28/2018	SW	Q	I	01	86,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 FOP=[YR=2019] N12 W15 S12 E15$ W15 N12 W12 S67 E12 FOP=[YR=2019] S3 E13 N3 FGR=[YR=2019] E19 N24 W19 S24$ N4 W13 S4$ N4 E13 N20 E19 N31$.

EXTRA FEATURES

LN	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	864.00	SF	7.00	7.00	100	2019	2019	3	97	5,867	
2	0855	CONC PAVER	0	100	0	0	60.00	SF	7.00	7.00	100	2019	2019	3	97	407	
3	0866	POOL FIBER	0	100	0	0	372.00	SF	72.00	72.00	100	2025	2024		100	26,784	
4	0855	CONC PAVER	0	100	0	0	1,674.00	SF	10.00	10.00	100	2025	2024		100	16,740	

LAND DESCRIPTION

TOTAL OB/XF 49,798

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 08/07/2024 BY HS Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS