

LOT 11
DUNES OF AMELIA PHASE 2
PBK 8/280

BEAN WARREN & LUCRETIA
2884 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0011-0000



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.	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	1,974	100	2018	1,974	337,276
FGR	436	55	2018	240	41,007
FOP	49	30	2018	15	2,563
FOP	185	30	2018	56	9,568
TOTALS	2,644			2,285	390,412

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	992.00	SF	7.00
2	0855	CONC PAVER	0	100	0	0	39.00	SF	7.00
3	0861	POOL GUNIT	1	100	0	0	350.00	SF	85.00
4	0855	CONC PAVER	1	100	0	0	500.00	SF	10.00
5	0470	VNYL GATE	1	100	0	0	2.00	UT	300.00
6	0476	VF 6 SBPL	1	100	0	0	145.00	LF	32.00

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	2,285	132.7606	175.24	400,423	2018	2018	0	0	0	2.50	97.50	
1 SNGL FAM - 100% - 2024 Heated Area: 1974 HX Base Yr 2024													
2884 TURTLE SHORES DR, FERNANDINA BEACH													

TOTAL OB/XF 43,704													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0855	CONC PAVER	0	100	0	0	992.00	SF	7.00	7.00	100	2018	2018
2	0855	CONC PAVER	0	100	0	0	39.00	SF	7.00	7.00	100	2018	2018
3	0861	POOL GUNIT	1	100	0	0	350.00	SF	85.00	85.00	100	2023	2020
4	0855	CONC PAVER	1	100	0	0	500.00	SF	10.00	10.00	100	2023	2020
5	0470	VNYL GATE	1	100	0	0	2.00	UT	300.00	300.00	100	2023	2020
6	0476	VF 6 SBPL	1	100	0	0	145.00	LF	32.00	32.00	100	2023	2020

TOTAL OB/XF 43,704													
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
1	000100	C	RES	100		RLM	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		390,412	
TOTAL MARKET OB/XF VALUE		43,704	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		599,116	
SOH/AGL Deduction		198,794	
ASSESSED VALUE		400,322	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		349,600	
TOTAL JUST VALUE		599,116	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		566,311	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180825	CO ISSUED	0	09/20/2018
20180825	NEW CONSTR	254,977	03/09/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2647/1300	6/13/2023	WD	Q	I	01
					SALE PRICE
					749,500
GRANTOR: LOCKHART-BEATTY CATHE					
GRANTEE: BEAN WARREN & LUCRE					
2373/1309	6/24/2020	QC	U	I	11
GRANTOR: AAMODT RYAN PATRICK					
GRANTEE: LOCKHART CATHERINE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W21 FOP=[YR=2018] N5 W19 S10 E18 N5 E1\$ W1 S5 W18 S57 E11 FOP=[YR=2018] S1 E9 FGR=[YR=2018] S2 E20 N22 W16 S1 W4 S19\$ N6 W8 S5 W1 \$ E1 N5 E8 N13 E4 N1 E16 N43\$.									