LOT 12
DUNES OF AMELIA PHASE 2
PBK 8/280

JENKINS ELENA DE LEON & JOSHUA
2880 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0012-0000

BUILDING CHARACTERISTICS

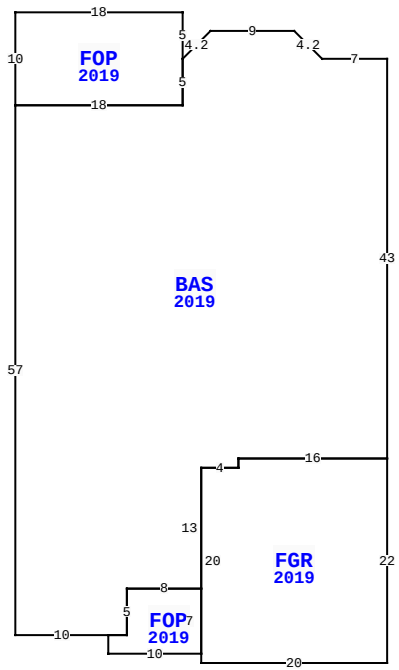
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,010	100	2019	2,010	342,273
FGR	436	55	2019	240	40,868
FOP	60	30	2019	18	3,065
FOP	180	30	2019	54	9,195
TOTALS	2,686			2,322	395,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,322	131.6336	173.76	403,471	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2021 Heated Area: 2010 HX Base Yr 2021



2880 TURTLE SHORES DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		395,402
TOTAL MARKET OB/XF VALUE		6,654
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		567,056
SOH/AGL Deduction		220,684
ASSESSED VALUE		346,372
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		295,650
TOTAL JUST VALUE		567,056
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		533,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182934	CO ISSUED	0	03/21/2019
20182934	NEW CONSTR	264,824	08/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2372/1683	6/29/2020	WD	Q	I	01	437,000
GRANTOR: ZEMAN MARK A & MARY E						
GRANTEE: JENKINS ELENA DE LE						
2300/0054	8/23/2019	WD	Q	I	02	371,500
GRANTOR: RENWICK SCOTT C & DEB						
GRANTEE: ZEMAN MARK A & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W7 U3 L3 W9 D3 L3 FOP=[YR=2019] N5 W18 S10 E18 N5$ S5 W18 S57 E10 FOP=[YR=2019] S2 E10 FGR=[YR=2019] S1 E20 N22 W16 S1 W4 S20$ N7 W8 S5 W2$ E2 N5 E8 N13 E4 N1 E16 N43$.

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	656.00	SF	10.00	10.00	100	2019	2019	3	97	6,363	
2	0855	CONC PAVER	0	100	0	0	30.00	SF	10.00	10.00	100	2019	2019	3	97	291	

LAND DESCRIPTION

TOTAL OB/XF 6,654

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 02/26/2019 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS