

SHAW JASON M/CARLSON CARIANN
2876 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-044D-0013-0000

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 Floor 13 LVT/LAMNT 80
Interior Floo 11 CLAY TILE 20
Air Condition 03 CENTRAL 100
Heating Type 04 AIR DUCTED 100
Bedrooms 5 100
Bathrooms 3.5 100

Frame 02 WOOD FRAME 100
Stories 2. 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 1,595 100 2019 1,595 253,879
FGR 460 55 2019 253 40,270
FOP 120 30 2019 36 5,730
FOP 140 30 2019 42 6,686
FUS 1,113 100 2019 1,113 177,158
PTO 30 5 2019 2 319
STR 33 10 2019 3 477

TOTALS 3,491 3,044 484,518

MARKET ADJUSTMENTS

TYPY MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900 01 3,044 123.0454 162.42 494,406 2019 2019 0 0 2.00 98.00

1 SNGL FAM - 100% - 2023 Heated Area: 2708 HX Base Yr 2023

Floor plan diagram showing various rooms labeled BAS 2019, FOP 2019, FGR 2019, FUS 2019, and TIT 2019 with dimensions.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 484,518

TOTAL MARKET OB/XF VALUE 51,785

TOTAL LAND VALUE - MARKET 165,000

TOTAL MARKET VALUE 701,303

SOH/AGL Deduction 58,417

ASSESSED VALUE 642,886

TOTAL EXEMPTION VALUE HX HB 50,722

BASE TAXABLE VALUE 592,164

TOTAL JUST VALUE 701,303

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 663,746

SUBTOTAL 51,785

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

2552/0106 4/01/2022 WD Q I 02 699,000

GRANTOR: LISTOR HEIDI E & STEV

GRANTEE: SHAW JASON M & CARI

2281/0875 6/07/2019 WD Q I 01 396,200

GRANTOR: NEW ATLANTIC BUILDERS

GRANTEE: LISTOR HEIDI E & ST

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 PT0=[YR=2019] N10 W3 FOP=[YR=2019] W14 S10 E14 N10\$ S10 E3\$ W17 N5 W11 S49 FOP=[YR=2019] S6 E20 FGR=[YR=2019] S6 E20 N23 W20 S17 \$ N6 W20\$ E20 N11 E20 N33\$ PTR=E15 FUS=[YR=2019] E26 S15 E14 S18 W20 STR=[YR=2019] W3 N11 E3 S11\$ N11 W3 N1 W5 S20 W12 N41\$ W15\$.

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 06/28/2023 BY TW Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS