LOT 56
DUNES OF AMELIA PHASE 2
PBK 8/280

MARVIN MICKI & JEFFREY
2794 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0056-0000

BUILDING CHARACTERISTICS

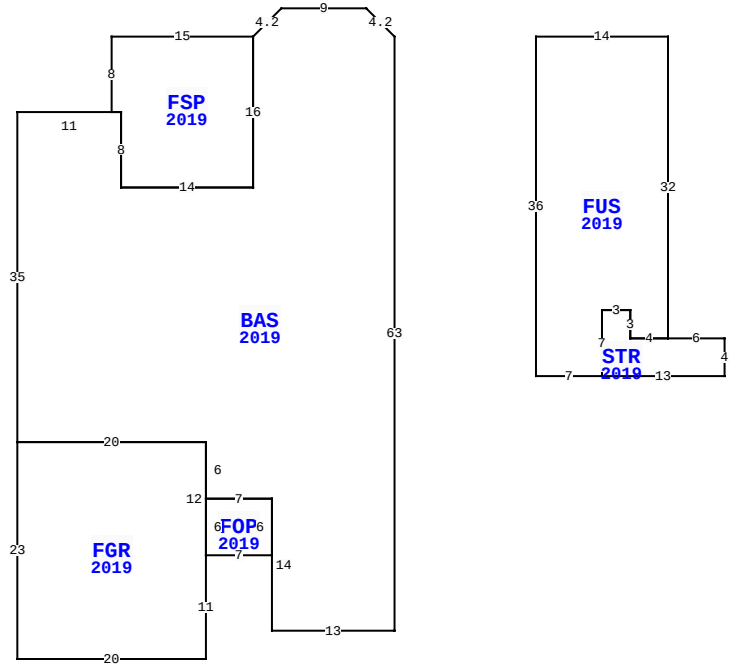
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,746	100	2019	1,746	295,487
FGR	460	55	2019	253	42,817
FOP	42	30	2019	13	2,200
FSP	232	40	2019	93	15,739
FUS	467	100	2019	467	79,033
STR	61	10	2019	6	1,015
TOTALS	3,008			2,578	436,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,578	130.8240	172.69	445,195	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2023 Heated Area: 2213 HX Base Yr 2023



2794 TURTLE SHORES DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		436,291
TOTAL MARKET OB/XF VALUE		12,510
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		613,801
SOH/AGL Deduction		58,155
ASSESSED VALUE		555,646
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		504,924
TOTAL JUST VALUE		613,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		577,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183005	NEW CONSTR	291,418	08/29/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2606/0315	11/30/2022	WD	Q	I	01	675,000
GRANTOR: LAWSON KAREN E & STEV						
GRANTEE: MARVIN MICKI & JEFF						
2361/1075	5/14/2020	WD	Q	I	01	425,000
GRANTOR: BAUERLE DONALD L & PA						
GRANTEE: LAWSON KAREN E & ST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W9 D3 L3 FSP=[YR=2019] W15 S8 E1 S8 E14 N16$ S16 W14 N8 W11 S35 FGR=[YR=2019] S23 E20 N11 FOP=[YR=2019] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 E13 N63 $ PTR=E15 FUS=[YR=2019] E14 S32 STR=[YR=2019] E6 S4 W13 N7 E3 S3 E4$ W4 N3 W3 S7 W7 N36$ W15$.

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	655.00	SF	10.00	10.00	100	2019	2019	3	97	6,354	
2	0855	CONC PAVER	0	100	0	0	66.00	SF	10.00	10.00	100	2019	2019	3	97	640	
3	0476	VF 6 SBPL	0	100	0	0	174.00	LF	32.00	32.00	100	2019	2019	3	94	5,234	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 12,510

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 02/27/2019 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS