

LOT 57
IN OR 2235/578
DUNES OF AMELIA PHASE 2

TUTTLE DONALD A & JEANNE A
2792 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0057-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
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	1,734	100	2018	1,734	295,154
FGR	460	55	2018	253	43,065
FOP	42	30	2018	13	2,213
FOP	224	30	2018	67	11,405
FUS	467	100	2018	467	79,491
STR	57	10	2018	6	1,021

TOTALS	2,984			2,540	432,347
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	100	0	0		649.00	SF 7.00
2	0855	CONC PAVER	0	100	0	0		60.00	SF 7.00
3	0861	POOL GUNIT	1	100	28	14		392.00	SF 85.00
4	0855	CONC PAVER	1	100	0	0		456.00	SF 10.00
5	0476	VF 6 SBPL	1	100	0	0		74.00	LF 32.00
6	0871	POOL HTR R	1	100	0	0		1.00	UT 2,000.00
7	0470	VNYL GATE	1	100	0	0		1.00	UT 300.00

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	2,540	132.2592	174.58	443,433	2018	2018	0	0	0	2.50	97.50	
1 SNGL FAM - 100% - 2023 Heated Area: 2201 HX Base Yr 2023													
2792 TURTLE SHORES DR, FERNANDINA BEACH													
BLD DATE: 03/31/2025 MLU													

L N	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		649.00	SF 7.00	100	2018	2018	3	97	4,407	
2	0855	CONC PAVER	0	100	0	0		60.00	SF 7.00	100	2018	2018	3	97	407	
3	0861	POOL GUNIT	1	100	28	14		392.00	SF 85.00	100	2024	2023		98	32,654	
4	0855	CONC PAVER	1	100	0	0		456.00	SF 10.00	100	2024	2023		100	4,560	
5	0476	VF 6 SBPL	1	100	0	0		74.00	LF 32.00	100	2024	2022		98	2,321	
6	0871	POOL HTR R	1	100	0	0		1.00	UT 2,000.00	100	2024	2023		97	1,940	
7	0470	VNYL GATE	1	100	0	0		1.00	UT 300.00	100	2024	2023		99	297	

TOTAL OB/XF									
46,586									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		432,347	
TOTAL MARKET OB/XF VALUE		46,586	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		643,933	
SOH/AGL Deduction		56,662	
ASSESSED VALUE		587,271	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		536,549	
TOTAL JUST VALUE		643,933	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		608,853	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2025-1	REMODEL KITCHEN -	30,000	05/27/2025
20222564	SWIM POOL	71,000	11/17/2022
20181563	CO ISSUED	0	10/31/2018
20181563	NEW CONSTR	289,479	05/09/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2534/0578	1/31/2022	WD	Q	I	01	575,000
GRANTOR: MIKLAS JAMIE &						
GRANTEE: TUTTLE DONALD A & J						
2235/0578	10/31/2018	WD	Q	I	02	345,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MIKLAS JAMIE & IVET						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W15 FOP=[YR=2018] W14 S16 E14 N16\$ S16 W14 N8 U3 L3 W5 D3 L3 S35 FGR=[YR=2018] S23 E20 N11 FOP=[YR=2018] E7 N6 W7 S6\$ N12 W20\$ E20 S6 E7 S14 E13 N63\$ PTR=E15 FUS=[YR=2018] E14 S32 STR=[YR=2018] E5 S4 W12 N7 E3 S3 E4\$ W4 N3 W3 S7 W7 N36\$ W15\$.									