

LOT 59
DUNES OF AMELIA PHASE 2
PBK 8/280

PELLERIN MICHAEL G L/E &/ADDANTE MIRELLA L/E
2788 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0059-0000



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.	100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	2121.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100	2019	1,710	292,561
FGR	460	55	2019	253	43,286
FOP	42	30	2019	13	2,225
FOP	112	30	2019	34	5,817
FUS	467	100	2019	467	79,898
STR	61	10	2019	6	1,026
USP	112	30	2021	34	5,817

TOTALS	2,964			2,517	430,630
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EXTRA FEATURES					
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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	432.00	SF	10.00	10.00	100	2019	2019	3	97	4,190	
2	0855	CONC PAVER	0	100	0	0	57.00	SF	10.00	10.00	100	2019	2019	3	97	553	
3	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2019	2019	3	87	31,059	
4	0855	CONC PAVER	0	100	0	0	562.00	SF	10.00	10.00	100	2019	2019	3	97	5,451	
5	0476	VF 6 SBPL	0	100	0	0	186.00	LF	32.00	32.00	100	2019	2019	3	94	5,595	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564	

LAND DESCRIPTION																	
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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	11/22/2021	BY	RK
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,517	132.2592	174.58	439,418	2019	2019	0	0	2.00	98.00
1 SNGL FAM - 100% - 2020 Heated Area: 2177 HX Base Yr 2020											
2788 TURTLE SHORES DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/31/2025 MLU											

TOTAL OB/XF																	
47,412																	

TOTAL OB/XF																	
47,412																	

REVIEW DATE	11/22/2021	BY	RK
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Total Acres:	0.00	Total Land Value:	165,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 430,630											
TOTAL MARKET OB/XF VALUE 47,412											
TOTAL LAND VALUE - MARKET 165,000											
TOTAL MARKET VALUE 643,042											
SOH/AGL Deduction 244,220											
ASSESSED VALUE 398,822											
TOTAL EXEMPTION VALUE 50,722											
BASE TAXABLE VALUE 348,100											
TOTAL JUST VALUE 643,042											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 608,523											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200375	ADDITION	7,020	07/09/2020
20190222	SWIM POOL	0	04/03/2019
20183003	NEW CONSTR	284,548	08/29/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2540/0372	2/17/2022	WD	U	V	11	100	
GRANTOR: PELLERIN MICHAEL GILF							
GRANTEE: PELLERIN MICHAEL G							
2257/1889	2/25/2019	WD	Q	I	01	373,500	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: PELLERIN MICHAEL G							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W15 USP=[YR=2021] W14 S8 FOP=[YR=2019] S8 E14 N8 W14\$ E14 N8 \$ S16 W14 N8 W11 S35 FGR=[YR=2019] S23 E20 N11FOP=[YR=2019] E7 N6 W7 S6\$ N12 W20\$ E20 S6 E7 S14 E13 N63\$ PTR= E15 FUS=[YR=2019] S36 E7 STR=[YR=2019] E13 N4 W10 N3 W3 S7\$ N7 E3 S3 E4 N32 W14\$ W15\$.											

OTHER ADJUSTMENTS AND NOTES											

Common:	165,000
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