LOT 62
DUNES OF AMELIA PHASE 2
PBK 8/280

WILLIAMS MARY L/E/
2782 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0062-0000

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 70
Interior Floo	14	CARPET 30
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

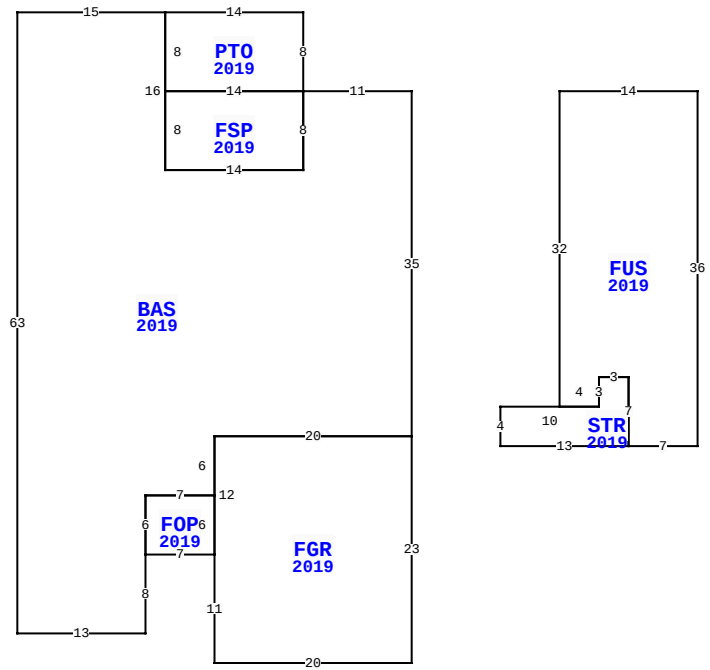
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2121.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100	2019	1,710	295,745
FGR	460	55	2019	253	43,756
FOP	42	30	2019	13	2,248
FSP	112	40	2019	45	7,783
FUS	467	100	2019	467	80,768
PTO	112	5	2019	6	1,038
STR	61	10	2019	6	1,038
TOTALS	2,964			2,500	432,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,500	133.6944	176.48	441,200	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 2177 HX Base Yr 2020



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

2782 TURTLE SHORES DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		432,376
TOTAL MARKET OB/XF VALUE		3,619
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		600,995
SOH/AGL Deduction		381,123
ASSESSED VALUE		219,872
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		164,150
TOTAL JUST VALUE		600,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		565,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190049	NEW CONSTR	0	02/19/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2371/0118	6/22/2020	WD	U	I	11	100
GRANTOR: WILLIAMS MARY						
GRANTEE: WILLIAMS ZACHARY S						
2292/1890	7/12/2019	WD	Q	I	01	355,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WILLIAMS MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W11 PTO=[YR=2019] N8 W14 S8 FSP=[YR=2019] S8 E14 N8 W14$ E14$ S8 W14 N16 W15 S63 E13 N8 FOP=[YR=2019] E7 FGR=[YR=2019] S11 E20 N23 W20 S12$ N6 W7 S6$ N6 E7 N6 E20 N35$PTR=E15 FUS=[YR=2019] E14 S36 W7 STR=[YR=2019] W13 N4 E10 N3 E3 S7$ N7 W3 S3 W4 N32$ W15$.

EXTRA FEATURES

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	476.00	SF	7.00	7.00	100	2019	2019	3	97	3,232	
2	0855	CONC PAVER	0	100	0	0	57.00	SF	7.00	7.00	100	2019	2019	3	97	387	

LAND DESCRIPTION

TOTAL OB/XF 3,619

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 07/15/2019 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS