LOT 67
IN OR 2234/1665
DUNES OF AMELIA PHASE 2

COTE MICHAEL J & BRENDA J
2787 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0067-0000

BUILDING CHARACTERISTICS

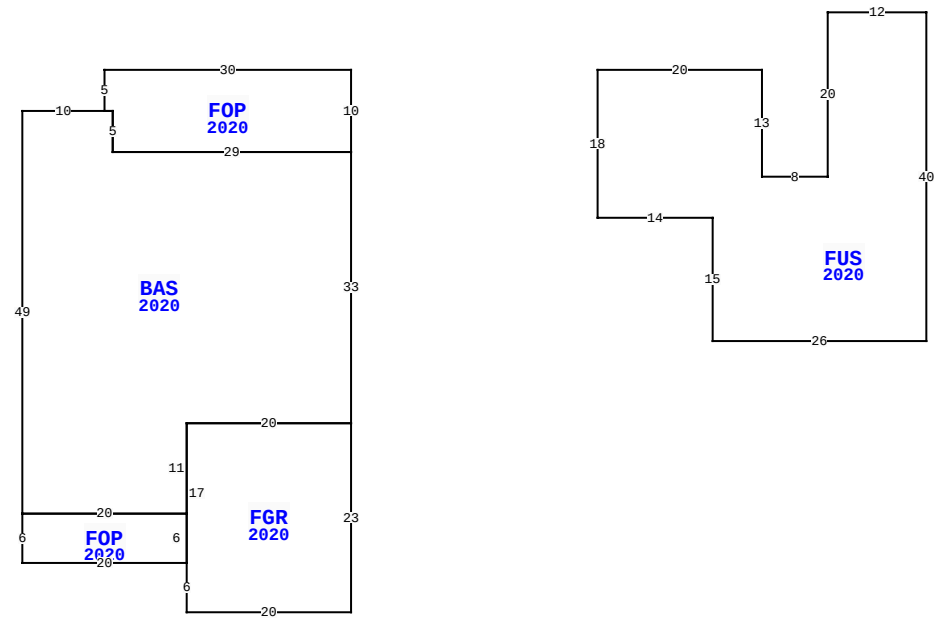
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
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	1,595	100	2020	1,595	263,296
FGR	460	55	2020	253	41,764
FOP	120	30	2020	36	5,943
FOP	295	30	2020	88	14,527
FUS	1,090	100	2020	1,090	179,933
TOTALS	3,560			3,062	505,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,062	126.9600	167.59	513,161	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 2685 HX Base Yr 2021



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

2787 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		505,464
TOTAL MARKET OB/XF VALUE		42,217
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		712,681
SOH/AGL Deduction		256,285
ASSESSED VALUE		456,396
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		405,674
TOTAL JUST VALUE		712,681
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		674,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200729	SWIM POOL	0	10/14/2020
20200716	ADDITION	0	10/12/2020
20190451	NEW CONSTR	356,046	08/21/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2351/0777	3/30/2020	WD	Q	I	02	423,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: COTE MICHAEL J & BR						
2234/1665	10/30/2018	SW	Q	V	01	86,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W30 S5 BAS=[YR=2020] W10 S49 FOP=[YR=2020] S6 E20 FGR=[YR=2020] S6 E20 N23 W20 S17 $ N6 W20 $ E20 N11 E20 N33 W29 N5 W1 $ E1 S5 E29 N10 $ PTR= E30 FUS=[YR=2020] E20 S13 E8 N20 E12 S40 W26 N15 W14 N18 $ W30 $.

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	685.00	SF	10.00	10.00	100	2020	2020	3	98	6,713	
2	0861	POOL GUNIT	0	100	0	0	302.00	SF	85.00	85.00	100	2021	2021	3	93	23,873	
3	0911	SCRN RM A	0	100	0	0	570.00	SF	17.50	17.50	100	2021	2021	3	90	8,978	
4	0855	CONC PAVER	0	100	0	0	268.00	SF	10.00	10.00	100	2021	2021	3	99	2,653	

LAND DESCRIPTION

TOTAL OB/XF 42,217

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 11/29/2021 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS