

BENNETT WANDA E
2789 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-044D-0068-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur08

ABOVE AVG 100
IRREGULAR 100

Roof Cover Interior Wall Interior FloopInterior FlooAir Condition Heating TypeBedrooms Bathrooms FrameStories Units OccupancyQualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

0305121403041.000006010001211.100

COMP SHNGL 100
DRYWALL 100
HARDWOOD 60
CARPET 40
CENTRAL 100
AIR DUCTED 100
3 100
2 100
WOOD FRAME 100
1. 100
0 100
NONE 100

TOTALS

2,6392,285376,426

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,285127.3510168.10384,10820192019002.0098.00

1 SNGL FAM - 100% - 2020Heated Area: 1980HX Base Yr 2020

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

376,4266,218165,000547,644220,998326,64650,722275,924547,6440514,574

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / I / V / RSNSALE PRICE

2295/06267/30/2019WDQI01337,000

GRANTOR: NEW ATLANTIC BUILDERSGRANTEE: BENNETT WANDA E2234/186210/30/2018SWQV0186,000GRANTOR: PARKWAY DUNES LLCGRANTEE: NEW ATLANTIC BUILDE

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W18 S5 BAS=[YR=2019] W22 S43 FGR=[YR=2019] S22 E20 N2 FOP=[YR=2019] E9 N1 W1 N5 W8 S6\$ N18 W5 N2 W15\$ E15 S2 E5 S12 E8 S5 E12 N57 W18 N5\$ S5 E18 N10\$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER01000608.00SF10.0010.00100201920193975,898

20855CONC PAVER0100033.00SF10.0010.0010020192019397320

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEUNIT D TDPHT FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRESC100RLM0.000.001.00LT1.001.001.00165,000.00165,000.00165,000

REVIEW DATE10/28/2019BYDJTotal Acres: 0.00Total Land Value: 165,000Market: 0Agricultural: 0Common: 165,000PRINTED 07/30/2025 BY SYS