LOT 69
DUNES OF AMELIA PHASE 2
PBK 8/280

COOKE LISA A &/JOHNSON MICHAEL S
2791 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0069-0000

BUILDING CHARACTERISTICS

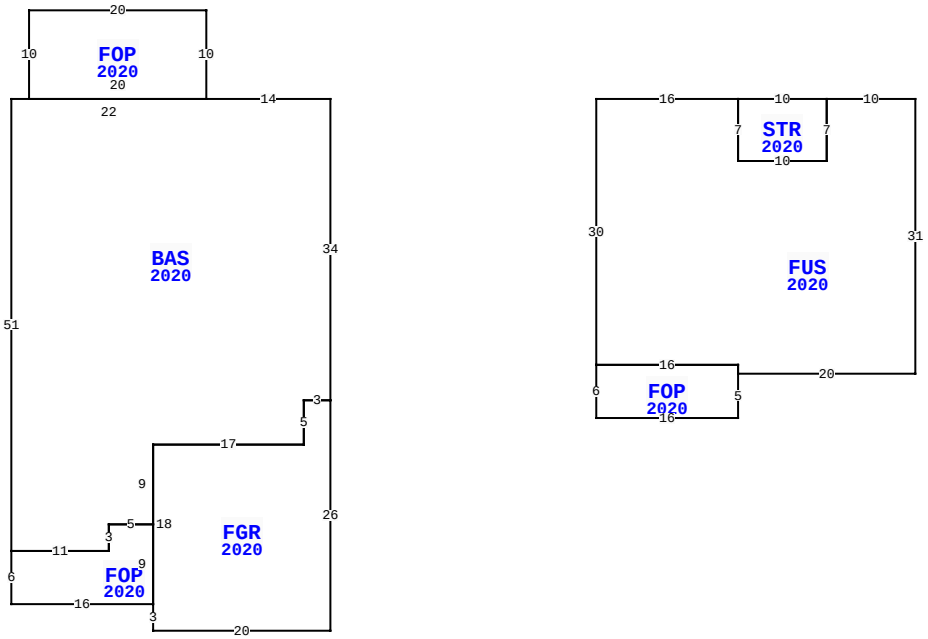
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	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	1,566	100	2020	1,566	261,486
FGR	435	55	2020	239	39,907
FOP	96	30	2020	29	4,842
FOP	111	30	2020	33	5,510
FOP	200	30	2020	60	10,018
FUS	1,030	100	2020	1,030	171,987
STR	70	10	2020	7	1,169
TOTALS	3,508			2,964	494,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,964	128.4228	169.52	502,457	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 0% - 0 Heated Area: 2596 HX Base Yr



2791 TURTLE SHORES DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	494,920
TOTAL MARKET OB/XF VALUE	9,933
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	669,853
SOH/AGL Deduction	118,965
ASSESSED VALUE	550,888
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	550,888
TOTAL JUST VALUE	669,853
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	631,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190639	NEW CONSTR	350,034	12/10/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2383/0657	7/31/2020	WD	Q	I	01	409,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: COOKE LISA A & MICH						
2255/1251	2/13/2019	SW	Q	V	01	86,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FOP=[YR=2020] N10 W20 S10 E20 $W22 S51 FOP=[YR=2020] S6 E16 FGR=[YR=2020] S3 E20 N26 W3 S5 W17 S18 $ N9 W5 S3 W11$ E11 N3 E5 N9 E17 N5 E3 N34 $ PTR= E30 FUS=[YR=2020] E16 STR=[YR=2020] E10 S7 W10 N7 $ S7 E10 N7 E10S31 W20 FOP=[YR=2020] S5 W16 N6 E16 S1 $ N1 W16 N30 $ 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0855	CONC PAVER	0	0	0	0	660.00	SF	10.00	10.00	100	2020	2020	3	98	6,468	

LAND DESCRIPTION

TOTAL OB/XF 9,933

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	0		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 12/07/2020 BY RK Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS