LOT 75
DUNES OF AMELIA PHASE 2
PBK 8/280

NEWSOME RANDA 2018 REVOCABLE TRUST/NEWSOME RANDA T
19 MILES AVENUE
OLD ORCHARD BEACH, ME 04064

2025

00-00-30-044D-0075-0000

BUILDING CHARACTERISTICS

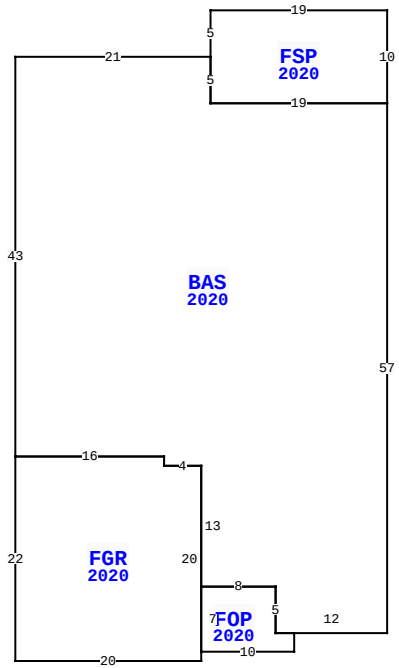
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,969	100	2020	1,969	314,193
FGR	436	55	2020	240	38,297
FOP	60	30	2020	18	2,872
FSP	190	40	2020	76	12,127
TOTALS	2,655			2,303	367,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,303	122.7303	162.00	373,086	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 0% - 2025 Heated Area: 1969 HX Base Yr



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

2803 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	367,490
TOTAL MARKET OB/XF VALUE	6,311
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	538,801
SOH/AGL Deduction	0
ASSESSED VALUE	538,801
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	538,801
TOTAL JUST VALUE	538,801
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	506,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190612	NEW CONSTR	266,353	11/21/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2709/242	4/30/2024	WD	Q	I	02	689,000
GRANTOR: DENZEL JEFFREY RICHAR						
GRANTEE: NEWSOME RANDA 2018						
2544/0456	3/03/2022	WD	Q	I	01	589,000
GRANTOR: NOVAKOVICH DALE R & R						
GRANTEE: DENZEL JEFFREY RICH						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W19 S5 BAS=[YR=2020] W21 S43 FGR=[YR=2020] S22 E20 N1 FOP=[YR=2020] E10 N2 W2 N5 W8 S7 $ N20 W4 N1 W16 $ E16 S1 E4 S13 E8 S5 E12 N57 W19 N5 $ S5 E19 N10 $.

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	0	0	0	644.00	SF	10.00	10.00	100	2020	2020	3	98	6,311	

LAND DESCRIPTION

TOTAL OB/XF 6,311

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 11/24/2020 BY RK Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS