LOT 76
DUNES OF AMELIA PHASE 2
PBK 8/280

LANDEN CATHERINE
2805 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-044D-0076-0000**

## BUILDING CHARACTERISTICS

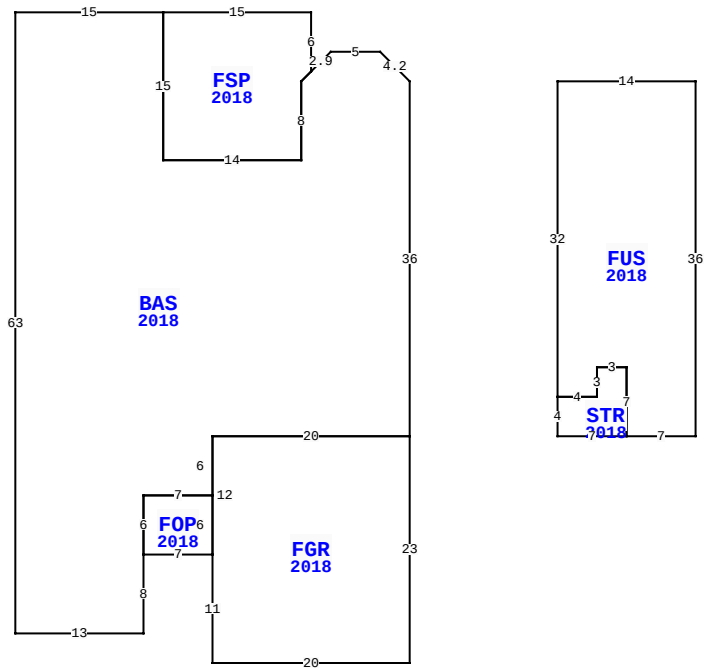
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 1,759 | 100 | 2018 | 1,759 | 302,667 |
| FGR | 460 | 55 | 2018 | 253 | 43,533 |
| FOP | 42 | 30 | 2018 | 13 | 2,237 |
| FSP | 217 | 40 | 2018 | 87 | 14,970 |
| FUS | 467 | 100 | 2018 | 467 | 80,356 |
| STR | 37 | 10 | 2018 | 4 | 688 |
| TOTALS | 2,982 | | | 2,583 | 444,452 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,583 | 133.6944 | 176.48 | 455,848 | 2018 | 2018 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SNGL FAM – 100% - 2025 Heated Area: 2226 HX Base Yr 2025




2805 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 | | 444,452 |
| TOTAL MARKET OB/XF VALUE | | 5,568 |
| TOTAL LAND VALUE - MARKET | | 165,000 |
| TOTAL MARKET VALUE | | 615,020 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 615,020 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 564,298 |
| TOTAL JUST VALUE | | 615,020 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 578,606 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20182267 | NEW CONSTR | 289,476 | 07/02/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2735/214 | 8/30/2024 | WD | Q | I | 02 | 707,000 |
| GRANTOR: BROWN KATHLEEN B | | | | | | |
| GRANTEE: LANDEN CATHERINE | | | | | | |
| 2475/1054 | 6/30/2021 | WD | Q | I | 01 | 555,000 |
| GRANTOR: MINETT WALTER J & FLO | | | | | | |
| GRANTEE: BROWN KATHLEEN B | | | | | | |

## BUILDING NOTES

## 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 | 667.00 | SF | 7.00 | 7.00 | 100 | 2018 | 2018 | 3 | 97 | 4,529 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 63.00 | SF | 7.00 | 7.00 | 100 | 2018 | 2018 | 3 | 97 | 428 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 90.00 | SF | 7.00 | 7.00 | 100 | 2018 | 2018 | 3 | 97 | 611 | |

## BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W5 D2 L2 FSP=[YR=2018] N6 W15 S15 E14 N8 U1 R1 $ D1 L1 S8 W14 N15 W15 S63 E13 N8 FOP=[YR=2018] E7 FGR=[YR=2018] S11 E20 N23 W20 S12$ N6 W7 S6$ N6 E7 N6 E20 N36$ PTR=E15 FUS=[YR=2018] E14 S36 W7 STR=[YR=2018] W7 N4 E4 N3 E3 S7$ N7 W3 S3 W4 N32$ W15$.

## LAND DESCRIPTION

TOTAL OB/XF 5,568

| 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 02/26/2019 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS