LOT 78
DUNES OF AMELIA PHASE 2
PBK 8/280

FRANK RICHARD J JR & AMANDA L
308 WINDSOR RD
GUYTON, GA 31312

2025

00-00-30-044D-0078-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
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

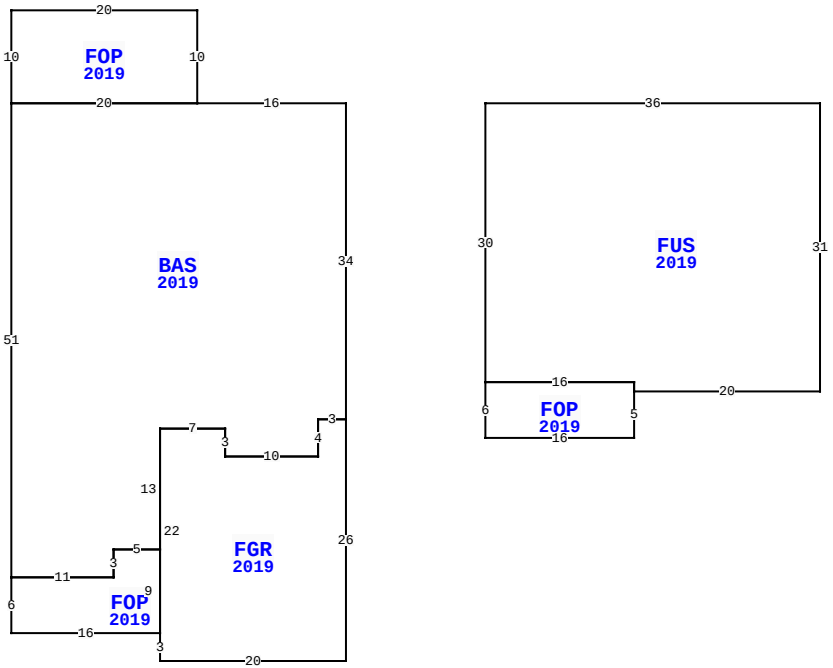
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2121.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,528	100	2019	1,528	252,828
FGR	473	55	2019	260	43,020
FOP	96	30	2019	29	4,798
FOP	111	30	2019	33	5,461
FOP	200	30	2019	60	9,927
FUS	1,100	100	2019	1,100	182,010
TOTALS	3,508			3,010	498,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,010	127.9122	168.84	508,208	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 0% - 2023 Heated Area: 2628 HX Base Yr



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

2809 TURTLE SHORES DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	498,044
TOTAL MARKET OB/XF VALUE	4,407
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	667,451
SOH/AGL Deduction	0
ASSESSED VALUE	667,451
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	667,451
TOTAL JUST VALUE	667,451
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	628,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183675	NEW CONSTR	348,391	10/25/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2286/1909	6/28/2019	WD	Q	I	01	396,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: FRANK RICHARD J JR						
2218/0040	8/09/2018	SW	Q	V	01	86,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 FOP=[YR=2019] N10 W20 S10 E20$ W20 S51 FOP=[YR=2019] S6 E16 FGR=[YR=2019] S3 E20 N26 W3 S4 W10 N3 W7 S22$ N9 W5 S3 W11$ E11 N3 E5 N13 E7 S3 E10 N4 E3 N34$ PTR=E15 FUS=[YR=2019] E36S31 W20 FOP=[YR=2019] S5 W16 N6 E16 S1$ N1 W16 N30$ W15$.

EXTRA FEATURES

L N	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	616.00	SF	7.00	7.00	100	2019	2019	3	97	4,183	
2	0855	CONC PAVER	0	0	0	0	33.00	SF	7.00	7.00	100	2019	2019	3	97	224	

LAND DESCRIPTION

TOTAL OB/XF 4,407

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 07/15/2019 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS