

HOUSTON JOHN PATRICK & LEIGH ANN  
2815 TURTLE SHORES DR  
FERNANDINA BEACH, FL 32034

00-00-30-044D-0081-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

TOTALS

3,6083,035505,161

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

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE DT DPHT FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

MARKET ADJUSTMENTS

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

1 SNGL FAM - 100% - 2024

Heated Area: 2628HX Base Yr

FSP 2020PTO 2020BAS 2020FGR 2020FOP 2020

BLD DATEXF DATEINC DATELGL DELAND DATEAG DATE

03/31/2025MLU

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 2Tax Dist:

Sales Data

OFF RECORD NumberDATETYPEQU I V I RSN CD SALE PRICE

2562/11775/12/2022WDQI01720,000

GRANTOR: STANDORF MARK D & BARGRANTEE: HOUSTON JOHN PATRIC2353/10874/10/2020WDQI01411,900GRANTOR: NEW ATLANTIC BUILDERSGRANTEE: STANDORF MARK D & B

BUILDING NOTES

BAS=[YR=2020] W4PT0=[YR=2020] N10 W10 FSP=[YR=2020] W20 S10 E20N10SS10 E10\$ W32 S51 FOP=[YR=2020] S6 E16 FGR=[YR=2020] 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=2020] E36S31 W20 FOP=[YR=2020] S5 W16 N6 E16 S1\$ N1 W16 N30\$ W15\$.

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