

LOT 83
IN OR 2077/1593
DUNES OF AMELIA PHASE 1

LONDON SHAWN M
2819 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0083-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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	2121.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,117	100	2015	2,117	343,472
FGR	441	55	2015	243	39,425
FOP	50	30	2015	15	2,433
FOP	200	30	2015	60	9,734
TOTALS	2,808			2,435	395,066

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	635.00	SF	7.00
2	0855	CONC PAVER	0	100	0	0	126.00	SF	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RLM	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,435	128.7034	169.89	413,682	2015	2015	0	0	0	4.50	95.50	
1 SNGL FAM - 100% - 2017 Heated Area: 2117 HX Base Yr 2017													
2819 TURTLE SHORES DR, FERNANDINA BEACH													
BLD DATE: 03/31/2025 MLU													

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		395,066	
TOTAL MARKET OB/XF VALUE		5,061	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		565,127	
SOH/AGL Deduction		229,430	
ASSESSED VALUE		335,697	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		284,975	
TOTAL JUST VALUE		565,127	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		531,134	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142819	NEW CONSTR	236,974	12/11/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2077/1593	10/14/2016	WD	Q	I	01	359,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: LONDON SHAWN M						
1951/0329	12/05/2014	SW	U	V	30	860,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2015] W30 FOP=[YR=2015] W14 S15 E11 N2 U3 R3 N10\$ S10 D3 L3 S2 W11 S30 FOP=[YR=2015] S6 E9 N3 U3 L3 W6\$ E6 D3 R3 S3 E1 S13 E8 N1 E5 FGR=[YR=2015] S7 E21 N21 W21 S14\$ N14 E21 N49\$.									