

LOT 85
IN OR 1983/46
DUNES OF AMELIA PHASE 1

BRUMME NICOLE
2855 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0085-0000



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	11	CLAY TILE 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	2121.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,003	100
FGR	441	55
FOP	50	30
FOP	220	30
TOTALS	2,714	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,327	133.0987	175.69	408,831	2015	2015	0	0	4.50	95.50
1 SNGL FAM - 0% - 0 Heated Area: 2003 HX Base Yr											
2855 TURTLE SHORES DR, FERNANDINA BEACH											
BLD DATE 03/31/2025 MLU											

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
1	0855	CONC PAVER	0	0	0	0	674.00	SF	7.00	7.00	100	2015	2015	3
2	0855	CONC PAVER	0	0	0	0	28.00	SF	7.00	7.00	100	2015	2015	3
3	0855	CONC PAVER	0	0	3	3	9.00	SF	7.00	7.00	100	2015	2015	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	RES	0		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		390,434	
TOTAL MARKET OB/XF VALUE		4,728	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		560,162	
SOH/AGL Deduction		100,232	
ASSESSED VALUE		459,930	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		459,930	
TOTAL JUST VALUE		560,162	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		526,385	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142855	NEW CONSTR	221,941	12/04/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1983/0046	5/28/2015	WD Q	Q	I	01
GRANTOR: RIVERSIDE HOMES OF NO					
GRANTEE: BRUMME NICOLE					
1951/0329	12/05/2014	SW U	V	V	30
GRANTOR: PARKWAY DUNES LLC					
GRANTEE: RIVERSIDE HOMES OF					

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2015] W20 FOP=[YR=2015] W20 S11 E20 N11\$ S11 W20 S55 E12 FOP=[YR=2015] S4 E9 N2 FGR=[YR=2015] E19 N21 W21 S21 E2\$ W2 N5 W6 S3 W1 \$ E1 N3 E6 N16 E21 N47\$.														