LOT 112
DUNES OF AMELIA PHASE 2
PBK 8/280

LP & GC NEEDLE JOINT REVOCABLE LIVING TRUST/NEEDLE
2806 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0112-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

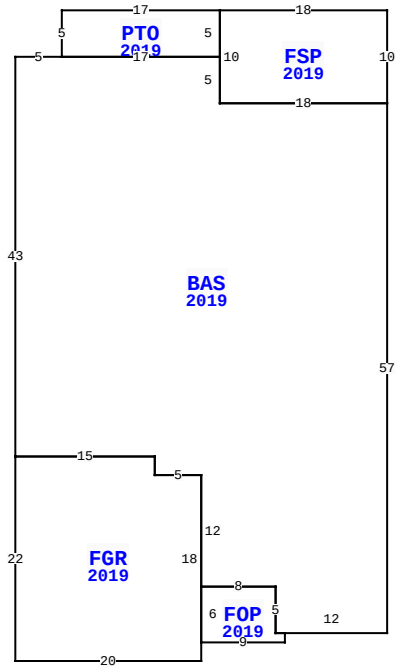
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2121.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	2019	1,980	331,963
FGR	430	55	2019	236	39,568
FOP	49	30	2019	15	2,515
FSP	180	40	2019	72	12,072
PTO	85	5	2019	4	670
TOTALS	2,724			2,307	386,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,307	129.6050	171.08	394,682	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 1980 HX Base Yr 2020



2806 TURTLE SHORES DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		386,788
TOTAL MARKET OB/XF VALUE		4,556
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		556,344
SOH/AGL Deduction		301,236
ASSESSED VALUE		255,108
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		204,386
TOTAL JUST VALUE		556,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		522,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183223	NEW CONSTR	265,109	09/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2271/1525	4/26/2019	WD	Q	I	01	353,100
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: LP & GC NEEDLE JOIN						
2201/0545	5/29/2018	SW	Q	V	01	86,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W18 PTO=[YR=2019] W17 S5 BAS=[YR=2019] W5 S43 FGR=[YR=2019] S22 E20 N2 FOP=[YR=2019] E9 N1 W1 N5 W8 S6$ N18 W5 N2 W15$ E15 S2 E5 S12 E8 S5 E12 N57 W18 N5 W17$ E17 N5$ S10 E18 N10$.

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	671.00	SF	7.00	7.00	100	2019	2019	3	97	4,556	

LAND DESCRIPTION

TOTAL OB/XF 4,556

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 05/02/2019 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS