

LOT 115
IN OR 2233/1326
DUNES OF AMELIA PHASE 2

PECK DANNY DWAIN & ROBIN M
2812 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0115-0000



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	11	CLAY TILE 60
Interior Floo	14	CARPET 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	2121.100	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,980	100
FGR	430	55
FOP	49	30
FOP	185	30
PTO	146	5
TOTALS	2,790	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,294	132.7606	175.24	402,001	2018	2018	0	0	2.50	97.50
1 SNGL FAM - 100% - 2019 Heated Area: 1980 HX Base Yr 2019											
2812 TURTLE SHORES DR, FERNANDINA BEACH											
BLD DATE 03/31/2025 MLU											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				391,951		
TOTAL MARKET OB/XF VALUE				4,550		
TOTAL LAND VALUE - MARKET				165,000		
TOTAL MARKET VALUE				561,501		
SOH/AGL Deduction				230,199		
ASSESSED VALUE				331,302		
TOTAL EXEMPTION VALUE				HX HB		50,722
BASE TAXABLE VALUE				280,580		
TOTAL JUST VALUE				561,501		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				527,625		
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	640.00	SF	7.00	7.00	100	2018
2	0855	CONC PAVER	0 100	0	0	30.00	SF	7.00	7.00	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RLM	0.00	0.00	1.00	LT	1.00
TOTAL OB/XF 4,550											
REVIEW DATE 03/14/2024 BY KBA											