LOT 118
DUNES OF AMELIA PHASE 2
PBK 8/280

BENNETT EILEEN
2818 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0118-0000

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	12	HARDWOOD 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

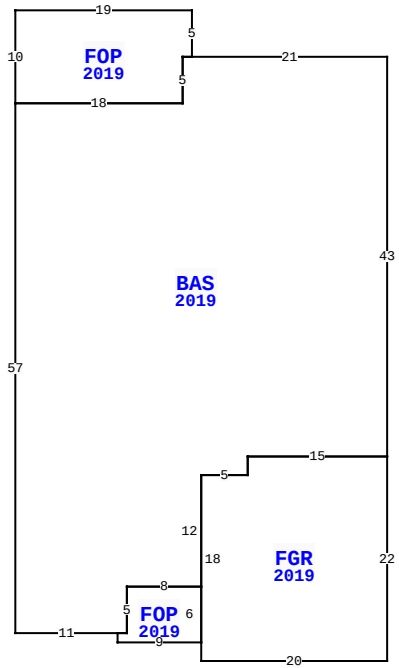
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2121.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	2019	1,980	327,637
FGR	430	55	2019	236	39,052
FOP	49	30	2019	15	2,482
FOP	185	30	2019	56	9,267
TOTALS	2,644			2,287	378,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,287	127.9145	168.85	386,160	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2022 Heated Area: 1980 HX Base Yr 2022



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

2818 TURTLE SHORES DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		378,437
TOTAL MARKET OB/XF VALUE		9,948
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		553,385
SOH/AGL Deduction		119,665
ASSESSED VALUE		433,720
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		382,998
TOTAL JUST VALUE		553,385
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182359	NEW CONSTR	260,560	07/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2463/1481	5/24/2021	WD	Q	I	01	490,000
GRANTOR: SABIN BRUCE T & LESLI						
GRANTEE: BENNET EILEEN						
2260/0308	3/07/2019	WD	Q	I	02	357,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: SABIN BRUCE T & LES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W21 FOP=[YR=2019] N5 W19 S10 E18 N5 E1$ W1 S5 W18 S57 E11 FOP=[YR=2019] S1 E9 FGR=[YR=2019] S2 E20 N22 W15 S2 W5 S18$ N6 W8 S5 W1 $ E1 N5 E8 N12 E5 N2 E15 N43$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
2	0855	CONC PAVER	0	100	0	0	636.00	SF	10.00	10.00	100	2019	2019	3	97	6,169	
3	0855	CONC PAVER	0	100	0	0	36.00	SF	10.00	10.00	100	2019	2019	3	97	349	

LAND DESCRIPTION

TOTAL OB/XF 9,948

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 02/27/2019 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS