LOT 119
DUNES OF AMELIA PHASE 2
PBK 8/280

PENNINGTON ELLEN L REV TRUST/PENNINGTON ELLEN L TR
2820 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0119-0000

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 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

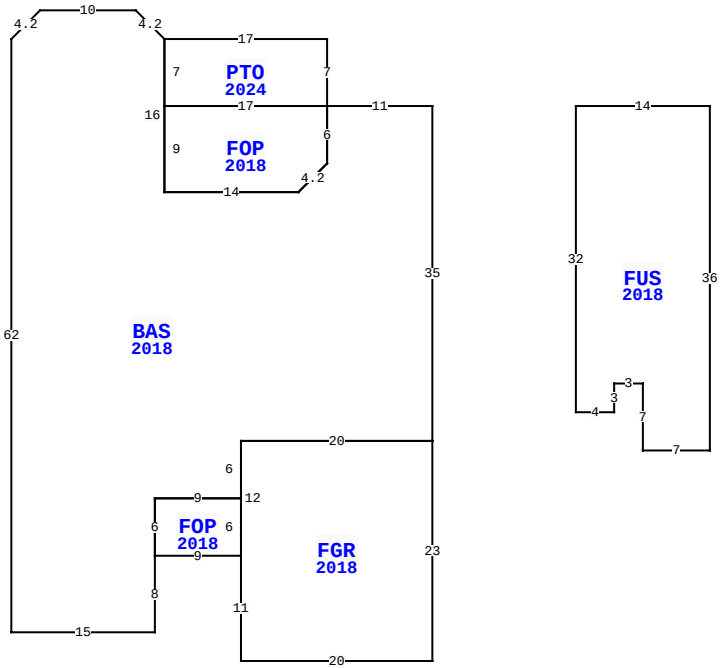
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2121.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,897	100	2018	1,897	329,909
FGR	460	55	2018	253	44,000
FOP	54	30	2018	16	2,783
FOP	149	30	2018	45	7,826
FUS	467	100	2018	467	81,217
PTO	119	5	2024	6	1,043
TOTALS	3,146			2,684	466,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,684	135.1296	178.37	478,745	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2021 Heated Area: 2364 HX Base Yr 2021



2820 TURTLE SHORES DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		466,776
TOTAL MARKET OB/XF VALUE		4,895
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		636,671
SOH/AGL Deduction		302,444
ASSESSED VALUE		334,227
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		278,505
TOTAL JUST VALUE		636,671
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		599,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182617	CO ISSUED	0	11/28/2018
20182617	NEW CONSTR	312,509	07/26/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2454/1526	4/21/2021	WD	U	I	11	100
GRANTOR: PENNINGTON ELLEN L						
GRANTEE: PENNINGTON ELLEN L						
2388/0630	8/31/2020	WD	Q	I	01	439,000
GRANTOR: GAUDIELLO JANET REV T						
GRANTEE: PENNINGTON ELLEN L						

BUILDING NOTES

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	655.00	SF	7.00	7.00	100	2018	2018	3	97	4,447	
2	0855	CONC PAVER	0	100	0	0	66.00	SF	7.00	7.00	100	2018	2018	3	97	448	

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W11 S6 D3L3 W14 N16 U3L3 W10 D3L3 S62 E15 N8 N6 E9 N6 E20 N35 $
FUS=[YR=2018;ORIG=15,0] E14 S36 W7 N7 W3 S3 W4 N32 $
FGR=[YR=2018;ORIG=-20,47] S11 E20 N23 W20 S12 $
FOP=[YR=2018;ORIG=-11,0] W17 S9 E14 U3R3 N6 $
FOP=[YR=2018;ORIG=-29,47] E9 N6 W9 S6 $
PTR=[ORIG=0,0] E15 W15 $
PTO=[YR=2024;ORIG=-28,-7] E17 S7 W17 N7 $
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LAND DESCRIPTION

TOTAL OB/XF 4,895

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 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS