LOT 120
DUNES OF AMELIA PHASE 1
PBK 8/88

WOODS SANDRA C RESIDENCE TRUST/SAWYER LISEELLEN TR
2832 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0120-0000

BUILDING CHARACTERISTICS

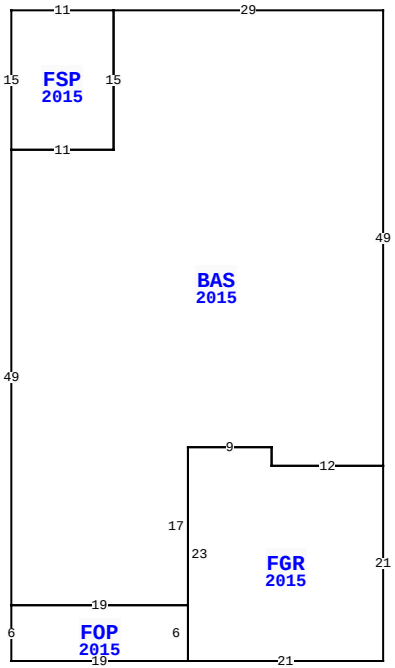
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,062	100	2015	2,062	342,170
FGR	459	55	2015	252	41,818
FOP	114	30	2015	34	5,642
FSP	165	40	2015	66	10,952
TOTALS	2,800			2,414	400,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,414	131.6336	173.76	419,457	2015	2015	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2024 Heated Area: 2062 HX Base Yr 2024



2832 TURTLE SHORES DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		400,581
TOTAL MARKET OB/XF VALUE		6,655
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		572,236
SOH/AGL Deduction		18,647
ASSESSED VALUE		553,589
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		497,867
TOTAL JUST VALUE		572,236
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		537,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151411	CO ISSUED	0	10/01/2015
20151411	NEW CONSTR	384,000	06/18/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2687/828	12/28/2023	TD	U	I	11	100
GRANTOR: SAWYER ROBERT B LIVIN						
GRANTEE: WOODS SANDRA C RESI						
2318/1672	11/12/2019	WD	Q	I	02	431,000
GRANTOR: BARBARA HEYMANN LIVIN						
GRANTEE: ROBERT B SAWYER LIV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W29 FSP=[YR=2015] W11 S15 E11 N15$ S15 W11 S49 FOP=[YR=2015] S6 E19 FGR=[YR=2015] E21 N21 W12 N2 W9 S23$ N6 W19$ E19 N17 E9 S2 E12 N49$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	1,920	
2	0855	CONC PAVER	0	100	0	0	664.00	SF	7.00	7.00	100	2015	2015	3	95	4,416	
3	0855	CONC PAVER	0	100	0	0	48.00	SF	7.00	7.00	100	2015	2015	3	95	319	

LAND DESCRIPTION

TOTAL OB/XF 6,655

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS