LOT 121
DUNES OF AMELIA PHASE 1
PBK 8/88

NOFSINGER DANIEL & LARA 2013 TRUST/NOFSINGER DANIE
2846 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0121-0000

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	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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

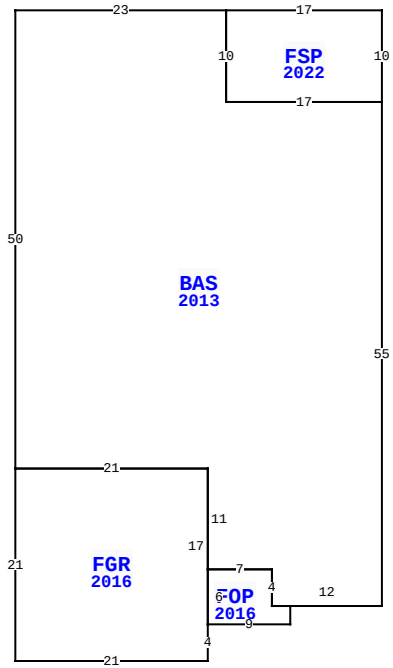
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2121.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,087	100	2013	2,087	349,945
FGR	441	55	2016	243	40,746
FOP	46	30	2016	14	2,348
FSP	170	40	2022	68	11,402
TOTALS	2,744			2,412	404,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,412	131.6336	173.76	419,109	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2024 Heated Area: 2087 HX Base Yr 2024



2846 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		404,440
TOTAL MARKET OB/XF VALUE		6,136
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		575,576
SOH/AGL Deduction		18,739
ASSESSED VALUE		556,837
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		506,115
TOTAL JUST VALUE		575,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152413	CO ISSUED	0	05/13/2016
20152413	NEW CONSTR	300,000	10/15/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2659/1753	8/09/2023	WD	Q	I	02	672,500
GRANTOR: WILLEY JOSEPH R						
GRANTEE: NOFSINGER DANIEL &						
2658/572	7/31/2023	FJ	U	I	11	0
GRANTOR: WILLEY G PAUL EST						
GRANTEE: WILLEY JOSEPH R						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W17 BAS=[YR=2013] W23 S50 FGR=[YR=2016] S21 E21 N4 FOP=[YR=2016] E9 N2 W2 N4 W7 S6$ N17 W21$ E21 S11 E7 S4 E12 N55 W17 N10$ S10 E17 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	
2	0855	CONC PAVER	0	100	0	0	579.00	SF	7.00	7.00	100	2016	2016	3	95	3,850	
3	0855	CONC PAVER	0	100	0	0	52.00	SF	7.00	7.00	100	2016	2016	3	95	346	

LAND DESCRIPTION

TOTAL OB/XF 6,136

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