LOT 122
DUNES OF AMELIA PHASE 1
PBK 8/88

FARICY SHEILA LVG TRUST/FARICY SHEILA TRUSTEE
2868 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0122-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

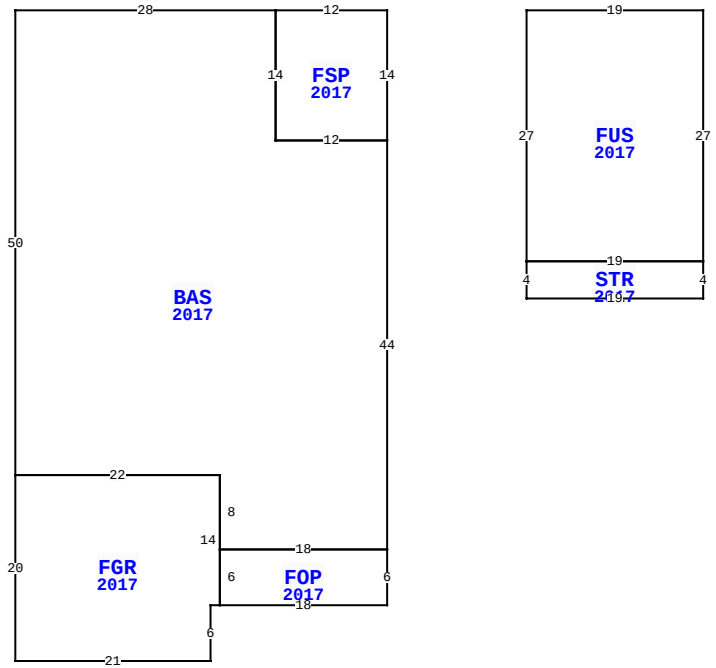
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,976	100	2017	1,976	332,111
FGR	434	55	2017	239	40,170
FOP	108	30	2017	32	5,379
FSP	168	40	2017	67	11,261
FUS	513	100	2017	513	86,221
STR	76	10	2017	8	1,344
TOTALS	3,275			2,835	476,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,835	131.2656	173.27	491,220	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2021 Heated Area: 2489 HX Base Yr 2021



2868 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		476,483
TOTAL MARKET OB/XF VALUE		4,838
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		646,321
SOH/AGL Deduction		238,722
ASSESSED VALUE		407,599
TOTAL EXEMPTION VALUE	DX HX HB	55,722
BASE TAXABLE VALUE		351,877
TOTAL JUST VALUE		646,321
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		608,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170480	CO ISSUED	0	06/23/2017
20170480	NEW CONSTR	304,674	02/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2518/1932	11/30/2021	WD	U	I	11	100
GRANTOR: FARICY SHEILA						
GRANTEE: FARICY SHEILA A TRU						
2400/1375	10/15/2020	WD	Q	I	02	452,500
GRANTOR: WOOD WILLIAM CHRISTOP						
GRANTEE: FARICY SHEILA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=-12,0] W28 S50 E22 S8 E18 N44 W12 N14 $
FUS=[YR=2017;ORIG=15,0] E19 S27 W19 N27 $
FGR=[YR=2017;ORIG=-40,50] S20 E21 N6 E1 N14 W22 $
FSP=[YR=2017;ORIG=0,0] W12 S14 E12 N14 $
FOP=[YR=2017;ORIG=-18,64] E18 N6 W18 S6 $
STR=[YR=2017;ORIG=34,27] S4 W19 N4 E19 $
PTR=[ORIG=0,0] E15 W15 $
.

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	720.00	SF	7.00	7.00	100	2017	2017	3	96	4,838	

LAND DESCRIPTION

TOTAL OB/XF 4,838

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