UNIT 1841
IN OR 1127/753
TURTLE DUNES OR 452/111

AZZO MUNA
2547 SWANSON AVENUE
MIAMI, FL 33130

2025

02-6N-29-V005-1841-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		5 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	END	END 100
View	OCEAN	OCEAN 100
Desirability	5TH FLOOR	V5TH FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
Bathrooms		3 100
Oth Rooms		2 100
Quality	04	Quality Level 04
DOR CODE	0400	CONDOMINIUM

MAP NUM | MKT AREA 10

NEIGHBORHOOD/LOC 10004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,570			1,570	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300500		1,570				1985	1985	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

1856 TURTLE DUNES PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	1,315,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,315,000
SOH/AGL Deduction	132,886
ASSESSED VALUE	1,182,114
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,182,114
TOTAL JUST VALUE	1,315,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,289,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26431	REMODEL	29,450	09/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1127/0753	4/04/2003	WD	U	I	12	720,000
GRANTOR: STRICKLAND DONNIE E						
GRANTEE: AZZO MUNA						
0886/1009	6/10/1999	WD	Q	I		430,014
GRANTOR: SEDLAK RAYMOND J & EL						
GRANTEE: STRICKLAND DONNIE E						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/29/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS