

UNIT 1852
IN OR 1965/275
TURTLE DUNES OR 452/111

MCELROY JACK C & ANN P
7035 LAKE DR
ORLANDO, FL 32809

2025

02-6N-29-V005-1852-0000


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
Floor		6 100	8300500		1,915				1985	1985	100	100	0		
Recreation	POOL	POOL 100	1 CONDO - 0% - 0												
Recreation	TENNIS CT	TENNIS CT 100	HX Base Yr												
Location	INTERIOR	INTERIOR 100													
View	OCEAN	OCEAN 100													
Desirability	FLOOR	6TH FLOOR 100													
Balcony	FOP/PATIO	FOP/PATIO 100													
Parking	OPEN	OPEN 100													
Bedrooms		3 100													
Bathrooms		3.5 100													
Oth Rooms		3 100													
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			1,915		1,915										

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	1,241,000		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	0		
TOTAL MARKET VALUE	1,241,000		
SOH/AGL Deduction	155,517		
ASSESSED VALUE	1,085,483		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,085,483		
TOTAL JUST VALUE	1,241,000		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,217,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17483	H/AC	0	08/01/2012
B26385	REMODEL	44,700	08/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1965/0275	2/26/2015	WD	Q	I	01	730,000
GRANTOR: J & S HOY LLC						
GRANTEE: MCELROY JACK C & AN						
1193/1386	12/08/2003	QC	Q	I	01	100
GRANTOR: HOY JEFFREY M & SONIA						
GRANTEE: J & S HOY LLC						

BLD DATE		LGL DATE	
XF DATE	LAND DATE	AG DATE	
1871 TURTLE DUNES PL, FERNANDINA BEACH			

BUILDING NOTES	
BUILDING DIMENSIONS	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV