LOT 7
DUNES OF AMELIA PHASE 2
PBK 8/280

DOWLING SUSAN
2889 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0007-0000

BUILDING CHARACTERISTICS

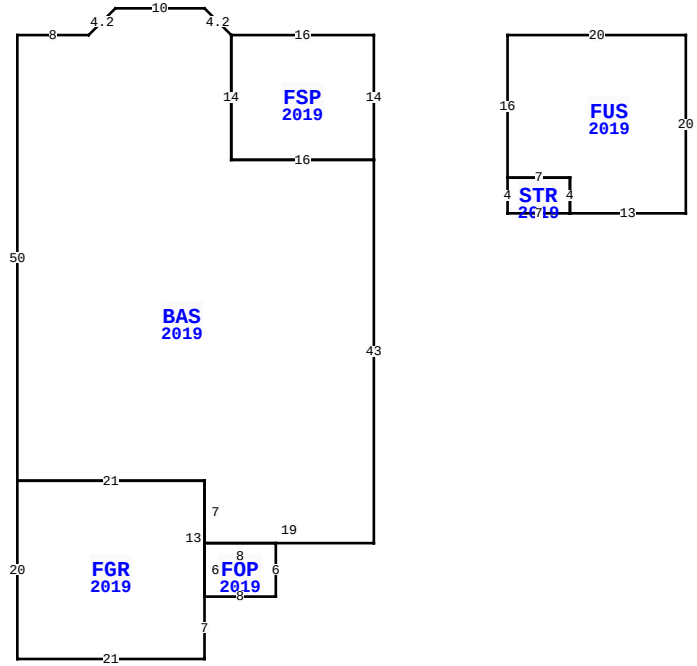
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2121.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,948	100	2019	1,948	335,170
FGR	420	55	2019	231	39,746
FOP	48	30	2019	14	2,409
FSP	224	40	2019	90	15,485
FUS	372	100	2019	372	64,006
STR	28	10	2019	3	516
TOTALS	3,040			2,658	457,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,658	126.9600	176.47	469,057	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2020 Heated Area: 2320 HX Base Yr 2020



2889 TURTLE SHORES DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		457,331
TOTAL MARKET OB/XF VALUE		47,500
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		669,831
SOH/AGL Deduction		257,435
ASSESSED VALUE		412,396
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		360,985
TOTAL JUST VALUE		669,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		649,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190052	SWIM POOL	0	07/18/2019
20184326	NEW CONSTR	309,608	12/28/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2280/0661	5/24/2019	WD	Q	I	01	397,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DOWLING SUSAN						
2212/1526	7/18/2018	SW	Q	V	05	688,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W16 BAS=[YR=2019] U3 L3 W10 D3 L3 W8 S50 FGR=[YR=2019] S20 E21 N7 FOP=[YR=2019] E8 N6 W8 S6$ N13 W21$ E21 S7 E19 N43 W16 N14$ S14 E16 N14$ PTR=E15 FUS=[YR=2019] E20 S20 W13 STR=[YR=2019] W7 N4 E7 S4$ N4 W7 N16$ 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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 47,500

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS