LOT 8
DUNES OF AMELIA PHASE 2
PBK 8/280

GARNER JOINT TRUST/GARNER DAVID T TRUSTEE
5205 LEEWARD COVE DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0008-0000

BUILDING CHARACTERISTICS

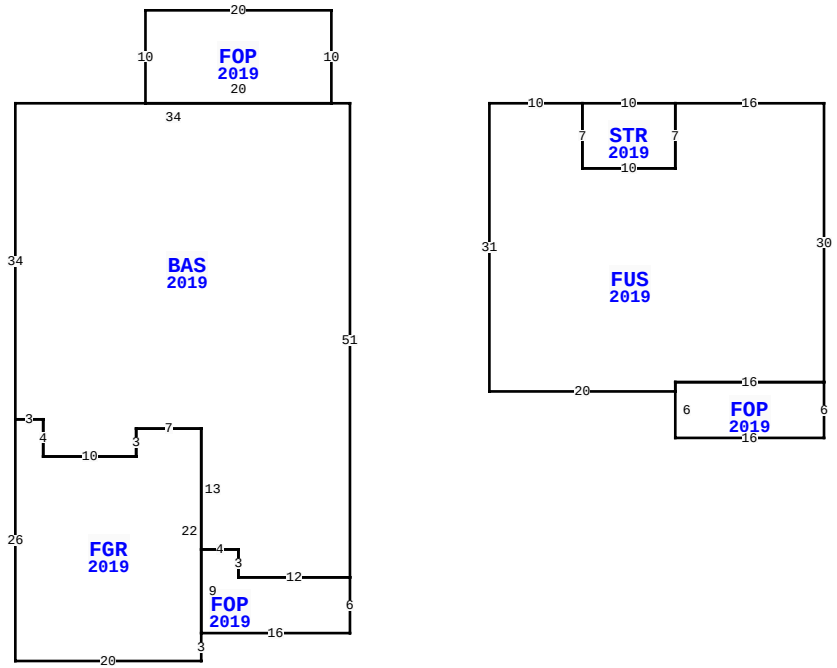
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	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	1,531	100	2019	1,531	270,945
FGR	473	55	2019	260	46,013
FOP	96	30	2019	29	5,132
FOP	108	30	2019	32	5,663
FOP	200	30	2019	60	10,619
FUS	1,030	100	2019	1,030	182,281
STR	70	10	2019	7	1,239
TOTALS	3,508			2,949	521,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,949	130.5848	181.51	535,273	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 0% - 0 Heated Area: 2561 HX Base Yr



2893 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	521,891
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	686,891
SOH/AGL Deduction	0
ASSESSED VALUE	686,891
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	686,891
TOTAL JUST VALUE	686,891
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	678,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183034	NEW CONSTR	342,435	08/30/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2491/0192	8/25/2021	WD	Q	I	01	640,000
GRANTOR: JUSTYN CASSANDRA ROSE						
GRANTEE: GARNER JOINT TRUST						
2439/1406	3/04/2021	QC	U	I	11	100
GRANTOR: PETERS WILLIAM C						
GRANTEE: JUSTYN CASSANDRA RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W2 FOP=[YR=2019] N10 W20 S10 E20$ W34 S34
FGR=[YR=2019] S26 E20 N3 FOP=[YR=2019] E16 N6 W12 N3 W4 S9$
N22 W7 S3 W10 N4 W3$ E3 S4 E10 N3 E7 S13 E4 S3 E12 N51 $ PTR=
E15 FUS=[YR=2019] E10 STR=[YR=2019] E10 S7 W10 N7$ S7 E10 N7
E16 S30 FOP=[YR=2019] S6 W16 N6 E16$ W16 S1 W20 N31$ 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

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
1	000100	C	RES	0		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