LOT 10
DUNES OF AMELIA PHASE 2
PBK 8/280

ERIKSEN BRUCE & RHONDA TRUST/ERIKSEN ALAN BRUCE CO
2888 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0010-0000

BUILDING CHARACTERISTICS

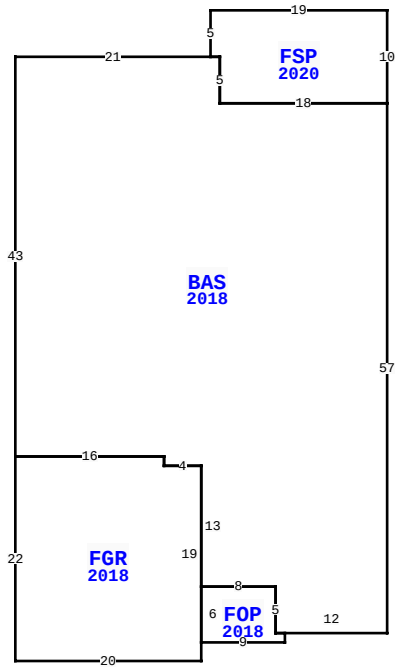
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,974	100	2018	1,974	353,354
FGR	436	55	2018	240	42,961
FOP	49	30	2018	15	2,685
FSP	185	40	2020	74	13,246
TOTALS	2,644			2,303	412,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,303	132.7606	184.54	424,996	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM 100% - 2025 Heated Area: 1974 HX Base Yr 2025



2888 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		412,246
TOTAL MARKET OB/XF VALUE		62,818
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		640,064
SOH/AGL Deduction		5,210
ASSESSED VALUE		634,854
TOTAL EXEMPTION VALUE	HX HB DD	61,411
BASE TAXABLE VALUE		573,443
TOTAL JUST VALUE		640,064
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		618,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200232	SCRNENCLOS	8,274	04/28/2020
20190014	SWIM POOL	0	01/10/2019
20180827	CO ISSUED	0	09/12/2018
20180827	NEW CONSTR	254,977	03/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2693/1073	2/06/2024	WD	Q	I	01	800,000
GRANTOR: DELFS JULIE						
GRANTEE: ERIKSEN BRUCE & RHO						
2666/936	7/27/2023	QC	U	I	11	100
GRANTOR: DELFS MARK						
GRANTEE: DELFS JULIE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W19 S5 BAS=[YR=2018] W21 S43 FGR=[YR=2018] S22 E20 N2 FOP=[YR=2018] E9 N1 W1 N5 W8 S6$ N19 W4 N1 W16$ E16 S1 E4 S13 E8 S5 E12 N57 W18 N5 W1$ E1 S5 E18 N10$.

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	0911	SCRN RM A	0	100	0	0	1,091.00	SF	18.00	18.00	100	2019	2019	3	78	15,318	
4	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 62,818

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