LOT 11
DUNES OF AMELIA PHASE 2
PBK 8/280

BEAN WARREN & LUCRETIA
2884 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0011-0000

BUILDING CHARACTERISTICS

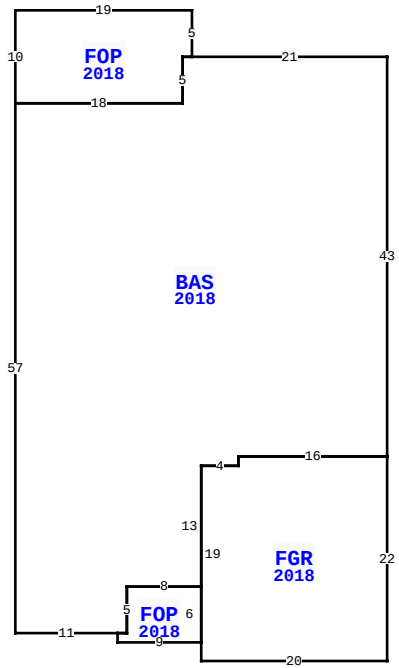
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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
FOP	185	30	2018	56	10,024
TOTALS	2,644			2,285	409,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,285	132.7606	184.54	421,674	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM 100% - 2024 Heated Area: 1974 HX Base Yr 2024



2884 TURTLE SHORES DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		409,024
TOTAL MARKET OB/XF VALUE		47,500
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		621,524
SOH/AGL Deduction		210,393
ASSESSED VALUE		411,131
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		359,720
TOTAL JUST VALUE		621,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		599,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180825	CO ISSUED	0	09/20/2018
20180825	NEW CONSTR	254,977	03/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2647/1300	6/13/2023	WD	Q	I	01	749,500
GRANTOR: LOCKHART-BEATTY CATHE						
GRANTEE: BEAN WARREN & LUCRE						
2373/1309	6/24/2020	QC	U	I	11	100
GRANTOR: AAMODT RYAN PATRICK						
GRANTEE: LOCKHART CATHERINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W21 FOP=[YR=2018] N5 W19 S10 E18 N5 E1$ W1 S5 W18 S57 E11 FOP=[YR=2018] S1 E9 FGR=[YR=2018] S2 E20 N22 W16 S1 W4 S19$ N6 W8 S5 W1 $ E1 N5 E8 N13 E4 N1 E16 N43$.

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	1	100	0	0	1.00	UT	50,000.00	50,000.00	100	2023	2020	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 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS