LOT 13
DUNES OF AMELIA PHASE 2
PBK 8/280

SHAW JASON M/CARLSON CARIANN
2876 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

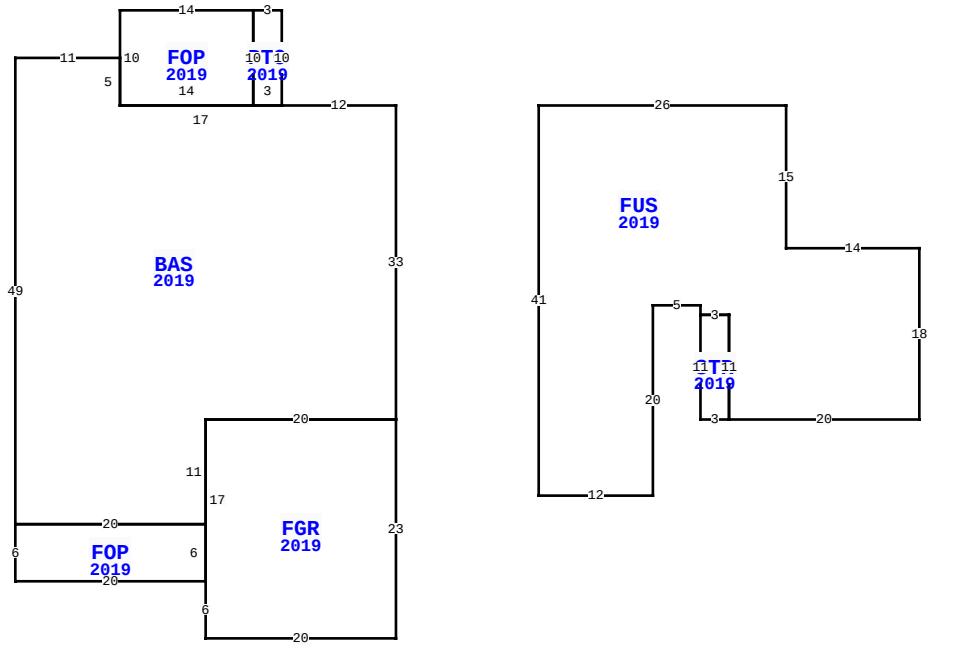
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2121.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,595	100	2019	1,595	265,973
FGR	460	55	2019	253	42,189
FOP	120	30	2019	36	6,003
FOP	140	30	2019	42	7,003
FUS	1,113	100	2019	1,113	185,597
PTO	30	5	2019	2	333
STR	33	10	2019	3	500
TOTALS	3,491			3,044	507,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,044	123.0454	171.03	520,615	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2023 Heated Area: 2708 HX Base Yr 2023



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

2876 TURTLE SHORES DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		507,600
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		722,600
SOH/AGL Deduction		62,356
ASSESSED VALUE		660,244
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		608,833
TOTAL JUST VALUE		722,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		701,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222514	SWIM POOL	0	10/04/2022
20183644	NEW CONSTR	347,418	10/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2552/0106	4/01/2022	WD	Q	I	02	699,000
GRANTOR: LISTOR HEIDI E & STEV						
GRANTEE: SHAW JASON M & CARI						
2281/0875	6/07/2019	WD	Q	I	01	396,200
GRANTOR: NEW ATLANITC BUILDERS						
GRANTEE: LISTOR HEIDI E & ST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 PTO=[YR=2019] N10 W3 FOP=[YR=2019] W14 S10 E14 N10$ S10 E3$ W17 N5 W11 S49 FOP=[YR=2019] S6 E20 FGR=[YR=2019] S6 E20 N23 W20 S17 $ N6 W20$ E20 N11 E20 N33$ PTR=E15 FUS=[YR=2019] E26 S15 E14 S18 W20 STR=[YR=2019] W3 N11 E3 S11$ N11 W3 N1 W5 S20 W12 N41$ 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	1	100	0	0	1.00	UT	50,000.00	50,000.00	100	2023	2023	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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 06/28/2023 BY TW Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS