LOT 14
DUNES OF AMELIA PHASE 2
PBK 8/280

LEE BRANDON & HELEN C
2872 TURTLE SHORES DR
FERNANDINA BEACH, CT 32034

2026

00-00-30-044D-0014-0000

BUILDING CHARACTERISTICS

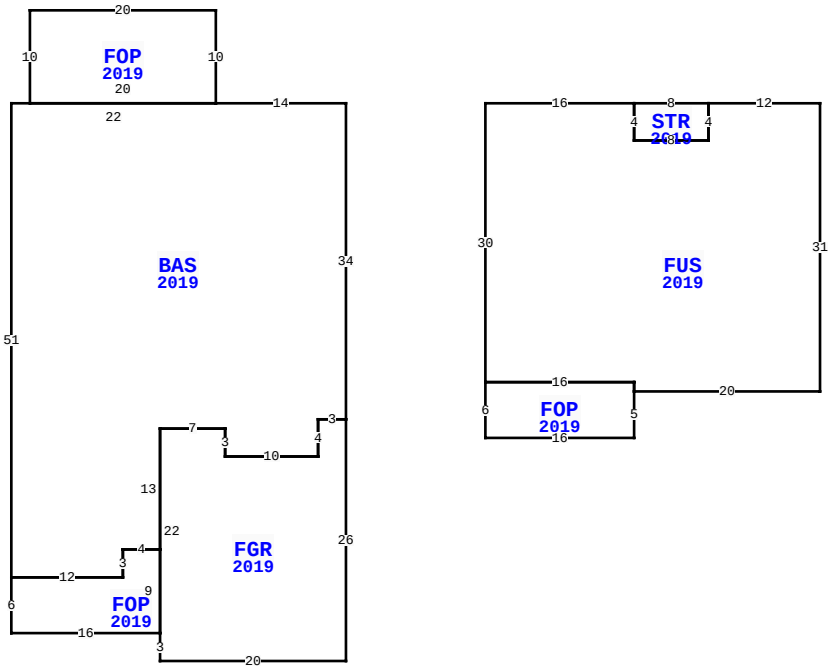
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	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	268,033
FGR	473	55	2019	260	45,519
FOP	96	30	2019	29	5,077
FOP	108	30	2019	32	5,602
FOP	200	30	2019	60	10,505
FUS	1,068	100	2019	1,068	186,976
STR	32	10	2019	3	526
TOTALS	3,508			2,983	522,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,983	129.1795	179.56	535,627	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 0% - 0 Heated Area: 2599 HX Base Yr



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

2872 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	522,236
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	687,236
SOH/AGL Deduction	98,461
ASSESSED VALUE	588,775
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	588,775
TOTAL JUST VALUE	687,236
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	670,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181746	CO ISSUED	0	03/06/2019
20181746	NEW CONSTR	342,233	05/22/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2276/0509	5/17/2019	WD	Q	I	02	415,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: LEE BRANDON & HELEN						
2192/1778	4/25/2018	SW	Q	V	01	86,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 FOP=[YR=2019] N10 W20 S10 E20$ W22 S51
FOP=[YR=2019] S6 E16 FGR=[YR=2019] S3 E20 N26 W3 S4 W10 N3 W7
S22$ N9 W4 S3 W12$ E12 N3 E4 N13 E7 S3 E10 N4 E3 N34$ PTR=E15
FUS=[YR=2019] E16 STR=[YR=2019] E8 S4 W8 N4$ S4 E8 N4 E12S31
W20 FOP=[YR=2019] S5 W16 N6 E16 S1$ N1 W16 N30$ 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