LOT 57
IN OR 2235/578
DUNES OF AMELIA PHASE 2

TUTTLE DONALD A & JEANNE A
2792 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0057-0000

BUILDING CHARACTERISTICS

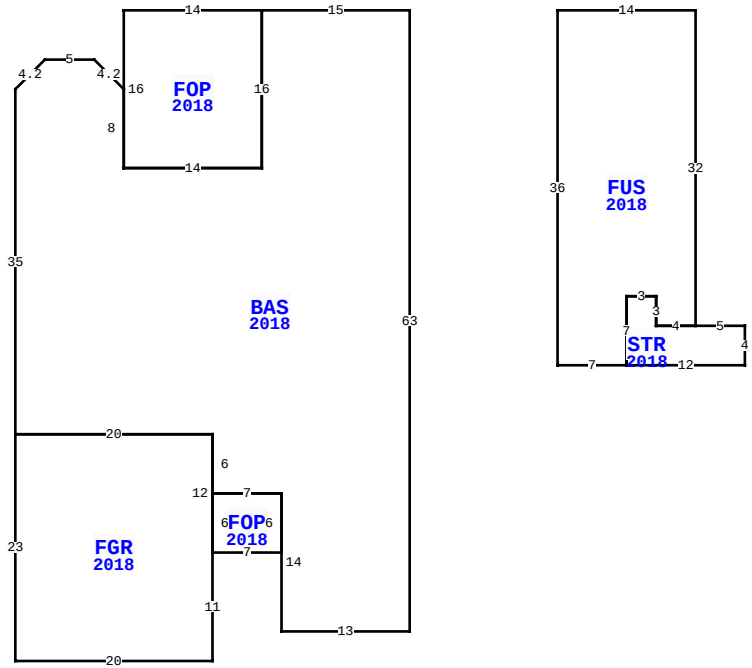
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	1,734	100	2018	1,734	309,216
FGR	460	55	2018	253	45,117
FOP	42	30	2018	13	2,318
FOP	224	30	2018	67	11,947
FUS	467	100	2018	467	83,277
STR	57	10	2018	6	1,070
TOTALS	2,984			2,540	452,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,540	132.2592	183.84	466,954	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM 100% - 2023 Heated Area: 2201 HX Base Yr 2023



2792 TURTLE SHORES DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		452,945
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		667,945
SOH/AGL Deduction		64,818
ASSESSED VALUE		603,127
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		551,716
TOTAL JUST VALUE		667,945
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		643,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2025-1	REMODEL KITCHEN -	30,000	05/27/2025
20222564	SWIM POOL	71,000	11/17/2022
20181563	CO ISSUED	0	10/31/2018
20181563	NEW CONSTR	289,479	05/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2534/0578	1/31/2022	WD	Q	I	01	575,000
GRANTOR: MIKLAS JAMIE &						
GRANTEE: TUTTLE DONALD A & J						
2235/0578	10/31/2018	WD	Q	I	02	345,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MIKLAS JAMIE & IVET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W15 FOP=[YR=2018] W14 S16 E14 N16$ S16 W14 N8 U3 L3 W5 D3 L3 S35 FGR=[YR=2018] S23 E20 N11 FOP=[YR=2018] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 E13 N63$ PTR=E15 FUS=[YR=2018] E14 S32 STR=[YR=2018] E5 S4 W12 N7 E3 S3 E4$ W4 N3 W3 S7 W7 N36$ 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	2024	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 08/09/2023 BY TW Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS