LOT 59
DUNES OF AMELIA PHASE 2
PBK 8/280

PELLERIN MICHAEL G L/E &/ADDANTE MIRELLA L/E
2788 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0059-0000

BUILDING CHARACTERISTICS

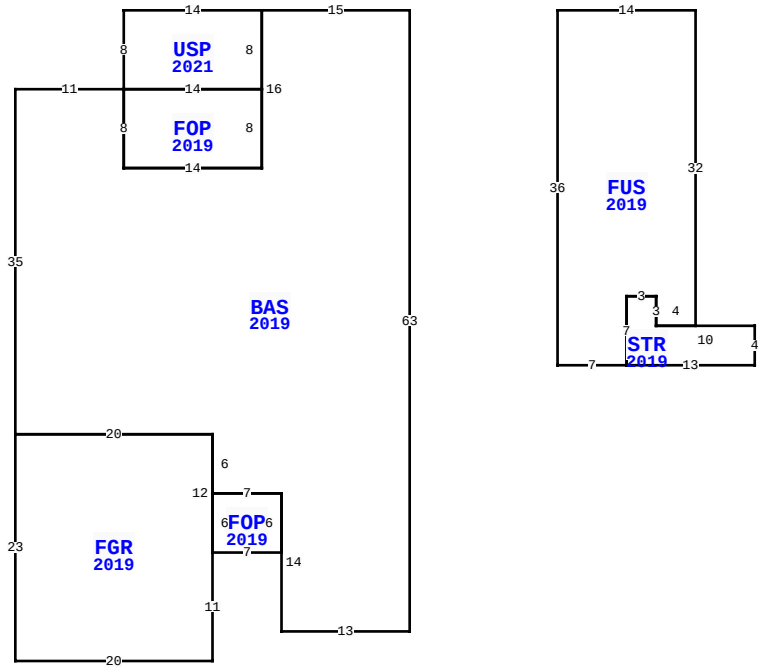
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	1,710	100	2019	1,710	306,507
FGR	460	55	2019	253	45,349
FOP	42	30	2019	13	2,330
FOP	112	30	2019	34	6,095
FUS	467	100	2019	467	83,707
STR	61	10	2019	6	1,075
USP	112	30	2021	34	6,095
TOTALS	2,964			2,517	451,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,517	132.2592	183.84	462,725	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2020 Heated Area: 2177 HX Base Yr 2020



2788 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		451,157
TOTAL MARKET OB/XF VALUE		47,500
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		663,657
SOH/AGL Deduction		254,067
ASSESSED VALUE		409,590
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		358,179
TOTAL JUST VALUE		663,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		643,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200375	ADDITION	7,020	07/09/2020
20190222	SWIM POOL	0	04/03/2019
20183003	NEW CONSTR	284,548	08/29/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2540/0372	2/17/2022	WD	U	V	11	100
GRANTOR: PELLERIN MICHAEL GILF						
GRANTEE: PELLERIN MICHAEL G						
2257/1889	2/25/2019	WD	Q	I	01	373,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PELLERIN MICHAEL G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W15 USP=[YR=2021] W14 S8 FOP=[YR=2019] S8 E14 N8 W14$ E14 N8 $ S16 W14 N8 W11 S35 FGR=[YR=2019] S23 E20 N11FOP=[YR=2019] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 E13 N63$ PTR= E15 FUS=[YR=2019] S36 E7 STR=[YR=2019] E13 N4 W10 N3 W3 S7$ N7 E3 S3 E4 N32 W14$ W15$.

EXTRA FEATURES

L N	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	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 47,500

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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