LOT 60
DUNES OF AMELIA PHASE 2
PBK 8/280

GREEN DAVID LYAL L/E/
2786 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0060-0000

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 100
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

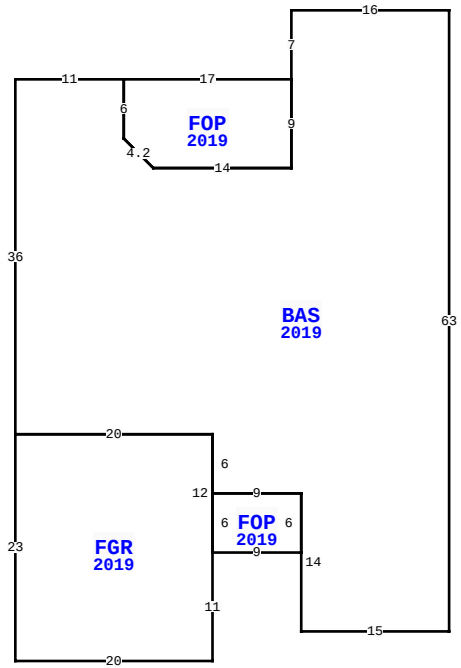
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2121.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100	2019	1,902	357,315
FGR	460	55	2019	253	47,529
FOP	54	30	2019	16	3,006
FOP	149	30	2019	45	8,454
TOTALS	2,565			2,216	416,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,216	138.6210	192.68	426,979	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2021 Heated Area: 1902 HX Base Yr 2021



2786 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		416,305
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		581,305
SOH/AGL Deduction		211,957
ASSESSED VALUE		369,348
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		317,937
TOTAL JUST VALUE		581,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		570,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183412	CO ISSUED	0	03/21/2019
20190098	NEW CONSTR	0	01/29/2019
20183412	NEW CONSTR	255,766	09/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2747/1656	11/04/2024	LE	U	I	11	100
GRANTOR: GREEN DAVID LYAL						
GRANTEE: MCCLELLAN AMELIA AN						
2381/1685	7/23/2020	QC	U	I	11	100
GRANTOR: JOHNSON KELLY KATHERI						
GRANTEE: GREEN DAVID LYAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 S7 FOP=[YR=2019] W17 S6 D3 R3 E14 N9$ S9 W14 L3 U3 N6 W11 S36 FGR=[YR=2019] S23 E20 N11
FOP=[YR=2019] E9 N6 W9 S6$ N12 W20$ E20 S6 E9 S14 E15 N63$.

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	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