LOT 70
DUNES OF AMELIA PHASE 2
PBK 8/280

COOPER ZACHARY B & SI
2793 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0070-0000

BUILDING CHARACTERISTICS

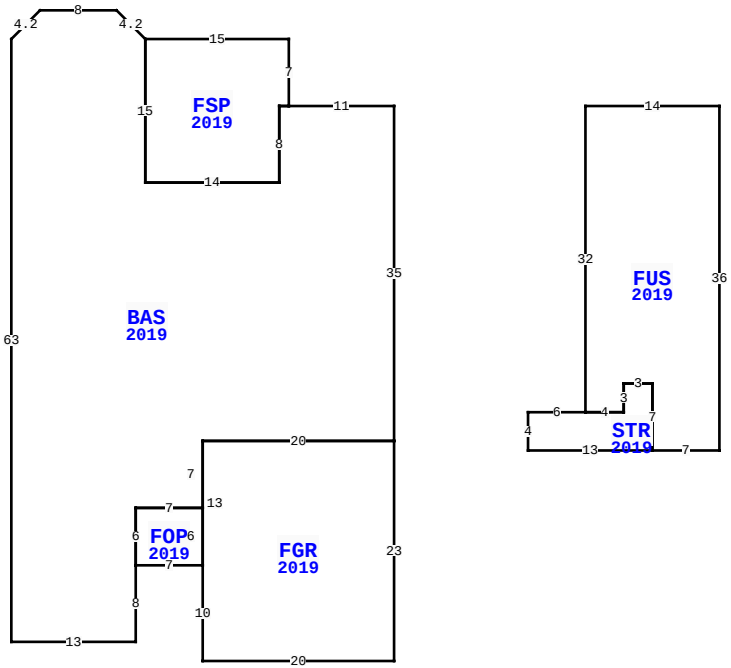
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,741	100	2019	1,741	325,610
FGR	460	55	2019	253	47,317
FOP	42	30	2019	13	2,432
FSP	217	40	2019	87	16,271
FUS	467	100	2019	467	87,341
STR	61	10	2019	6	1,122
TOTALS	2,988			2,567	480,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,567	138.0000	191.82	492,402	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2021 Heated Area: 2208 HX Base Yr 2021



2793 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		480,092
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		645,092
SOH/AGL Deduction		232,480
ASSESSED VALUE		412,612
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		361,201
TOTAL JUST VALUE		645,092
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		635,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183668	CO ISSUED	0	03/27/2019
20183668	NEW CONSTR	291,418	10/25/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2266/0487	3/29/2019	WD	Q	I	01	370,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: COOPER ZACHARY B &						
2212/1526	7/18/2018	SW	Q	V	05	688,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W11 FSP=[YR=2019] N7 W15 S15 E14 N8 E1$ W1 S8 W14 N15 U3 L3 W8 D3 L3 S63 E13 N8 FOP=[YR=2019] E7 FGR=[YR=2019] S10 E20 N23 W20 S13$ N6 W7 S6$ N6 E7 N7 E20 N35$ PTR= E20 FUS=[YR=2019] S32 STR=[YR=2019] W6 S4 E13 N7 W3 S3 W4$ E4 N3 E3 S7 E7 N36 W14$ W20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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