LOT 71
DUNES OF AMELIA PHASE 2
PBK 8/280

HORVAT Z STEPHEN
2795 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0071-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

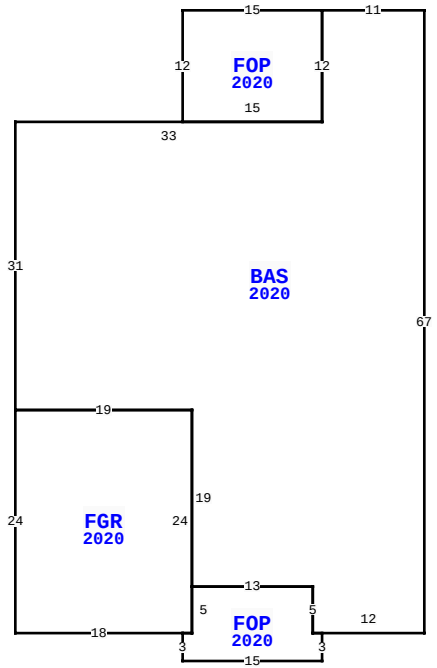
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2121.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,031	100	2020	2,031	374,470
FGR	456	55	2020	251	46,279
FOP	110	30	2020	33	6,085
FOP	180	30	2020	54	9,957
TOTALS	2,777			2,369	436,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,369	135.3527	188.14	445,704	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2021 Heated Area: 2031 HX Base Yr 2021



2795 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		436,790
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		651,790
SOH/AGL Deduction		241,941
ASSESSED VALUE		409,849
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		358,438
TOTAL JUST VALUE		651,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		621,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211088	SWIM POOL	0	03/22/2021
20190437	NEW CONSTR	279,106	08/21/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2386/1159	8/14/2020	WD	Q	I	01	387,500
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: HORVAT Z STEPHEN						
2255/1282	2/13/2019	SW	Q	V	01	86,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W11 FOP=[YR=2020] W15 S12 E15 N12$ S12 W33 S31 FGR=[YR=2020] S24 E18 FOP=[YR=2020] S3 E15 N3 W1 N5 W13 S5 W1$ E1 N24 W19$ E19 S19 E13 S5 E12 N67$.

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	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2021	2021	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 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