LOT 72
DUNES OF AMELIA PHASE 2
PBK 8/280

MEEHAN THOMAS J & TERESA P
1890 PERIMETER PARK RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0072-0000

BUILDING CHARACTERISTICS

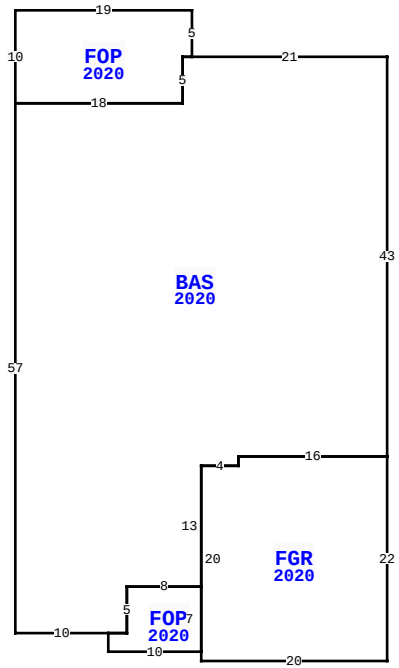
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,974	100	2020	1,974	354,869
FGR	436	55	2020	240	43,145
FOP	60	30	2020	18	3,236
FOP	185	30	2020	56	10,068
TOTALS	2,655			2,288	411,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,288	131.9717	183.44	419,711	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 0% - 2024 Heated Area: 1974 HX Base Yr



2797 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	411,317
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	576,317
SOH/AGL Deduction	0
ASSESSED VALUE	576,317
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	576,317
TOTAL JUST VALUE	576,317
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	563,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190492	CO ISSUED	0	04/15/2020
20190492	NEW CONSTR	269,004	08/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2634/1425	4/28/2023	WD	Q	I	02	640,000
GRANTOR: CANAL WILLIAM EDWARD						
GRANTEE: MEEHAN THOMAS J & T						
2355/0266	4/17/2020	WD	Q	I	02	389,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: CANAL WILLIAM EDWAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W21 FOP=[YR=2020] N5 W19 S10 E18 N5 E1 $ W1 S5 W18 S57 E10 FOP=[YR=2020] S2 E10 FGR=[YR=2020] S1 E20 N22 W16 S1 W4 S20 $ N7 W8 S5 W2 $ E2 N5 E8 N13 E4 N1 E16 N43 $.

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	0		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