LOT 73
DUNES OF AMELIA PHASE 2
PBK 8/280

COBLE FAMILY TRUST/COBLE JAMES GRADY III TRUSTEE
2799 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0073-0000

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	12	HARDWOOD 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

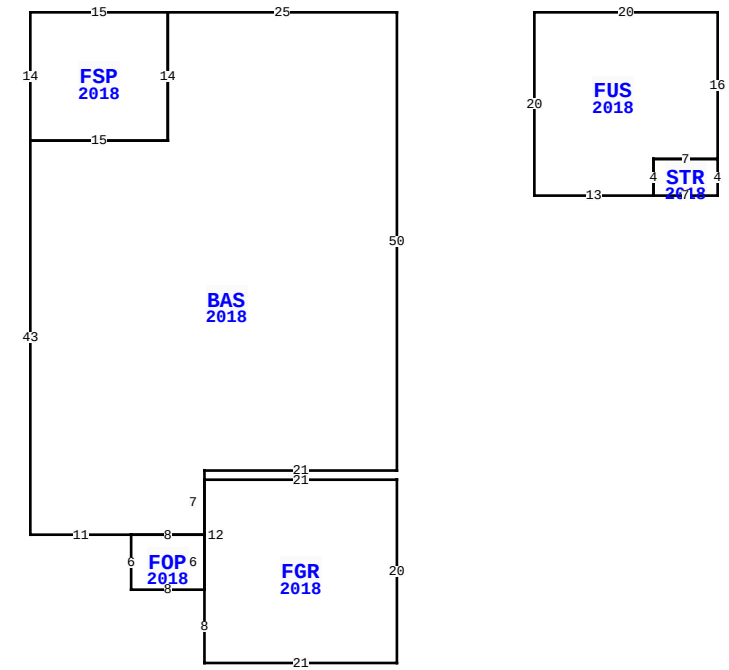
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2121.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,923	100	2018	1,923	329,171
FGR	420	55	2018	231	39,542
FOP	48	30	2018	14	2,397
FSP	210	40	2018	84	14,378
FUS	372	100	2018	372	63,678
STR	28	10	2018	3	513
TOTALS	3,001			2,627	449,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,627	126.9600	176.47	463,587	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM 100% - 2025 Heated Area: 2295 HX Base Yr 2025



2799 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		449,679
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		614,679
SOH/AGL Deduction		0
ASSESSED VALUE		614,679
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		563,268
TOTAL JUST VALUE		614,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		598,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183156	CO ISSUED	0	12/31/2018
20183156	NEW CONSTR	298,306	09/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2863/201	4/21/2026	WD	U	I	11	100
GRANTOR: COBLE JAMES G III & J						
GRANTEE: COBLE FAMILY TRUST						
2761/941	12/30/2024	WD	Q	I	01	704,000
GRANTOR: BEATTIE ELIZABETH A						
GRANTEE: COBLE JAMES G III &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W25 FSP=[YR=2018] W15 S14 E15 N14$ S14 W15 S43 E11 FOP=[YR=2018] S6 E8 FGR=[YR=2018] S8 E21 N20 W21 S12$ N6 W8$ E8 N7 E21 N50$ PTR=E15 FUS=[YR=2018] E20 S16 STR=[YR=2018] S4 W7 N4 E7$ W7 S4 W13 N20$ W15$.

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