

LOT 74
IN OR 2246/1857
DUNES OF AMELIA PHASE 2

NORTH NELSON T & TRISHA CAROLINE
2801 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0074-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	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
BAS	1,728	100
FGR	460	55
FOP	42	30
FSP	217	40
FUS	467	100
PTO	233	5
STR	37	10
TOTALS	3,184	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,564	132.2592	183.84	471,366	2018	2018	0	0	3.00	97.00	
1 SNGL FAM 100% - 2019 Heated Area: 2195 HX Base Yr 2019												