

LOT 84
DUNES OF AMELIA PHASE 1
PBK 8/88

SONNENBERG STACEY LYNN & JAY A
2839 TURTLE SHORES DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0084-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	2121.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,062	100	2015	2,062	355,972
FGR	459	55	2015	252	43,503
FOP	114	30	2015	34	5,869
FSP	165	40	2015	66	11,394
TOTALS	2,800			2,414	416,738

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RLM	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,414	130.7320	181.72	438,672	2015	2015	0	0	0	5.00	95.00	
1 SNGL FAM 100% - 2023 Heated Area: 2062 HX Base Yr 2023													
2839 TURTLE SHORES DR, FERNANDINA BEACH													
BLD DATE: 03/31/2025 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		416,738	
TOTAL MARKET OB/XF VALUE		49,420	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		631,158	
SOH/AGL Deduction		67,121	
ASSESSED VALUE		564,037	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		512,626	
TOTAL JUST VALUE		631,158	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		602,738	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200341	SWIM POOL	50,000	07/15/2020
20150279	NEW CONSTR	280,802	02/09/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2556/0070	4/15/2022	WD	Q	I	01	646,000
GRANTOR: WILSON CHRISTOPHER &						
GRANTEE: SONNENBERG STACEY L						
2136/1419	7/27/2017	WD	Q	I	01	329,900
GRANTOR: WILLIAMS GEORGE W III						
GRANTEE: WILSON CHRISTOPHER						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W29 FSP=[YR=2015] W11 S15 E11 N15\$ S15 W11 S49 FOP=[YR=2015] S6 E19 FGR=[YR=2015] E21 N21 W12 N2 W9 S23\$ N6 W19\$ E19 N17 E9 S2 E12 N49\$.									