LOT 113
DUNES OF AMELIA PHASE 2
PBK 8/280

LIU HAI
2808 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0113-0000

BUILDING CHARACTERISTICS

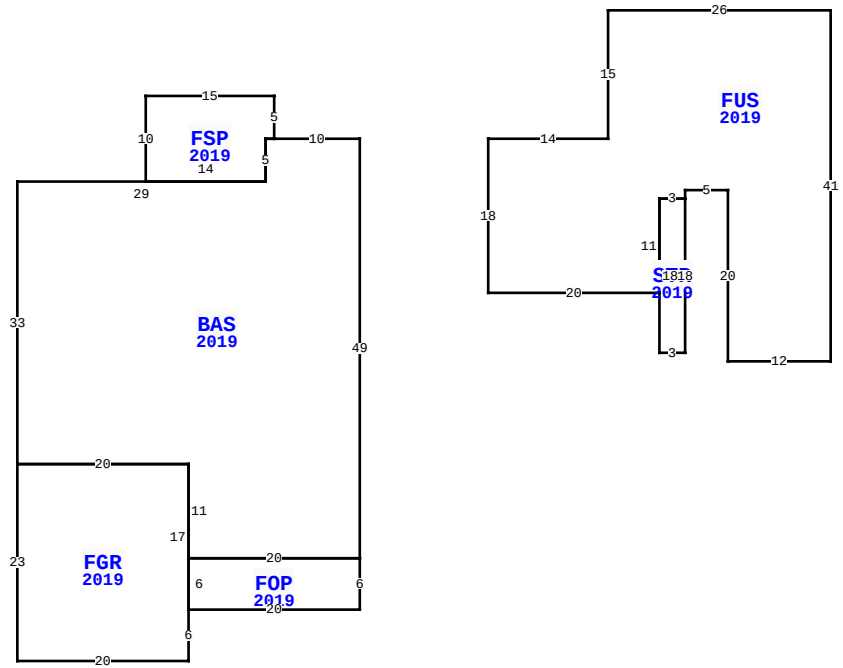
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
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	1,595	100	2019	1,595	274,215
FGR	460	55	2019	253	43,496
FOP	120	30	2019	36	6,189
FSP	145	40	2019	58	9,971
FUS	1,113	100	2019	1,113	191,349
STR	54	10	2019	5	860
TOTALS	3,487			3,060	526,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,060	126.8542	176.33	539,570	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 0% - 0 Heated Area: 2708 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

2808 TURTLE SHORES DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	526,081
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	691,081
SOH/AGL Deduction	81,002
ASSESSED VALUE	610,079
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	610,079
TOTAL JUST VALUE	691,081
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	671,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182936	NEW CONSTR	344,141	08/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2276/0914	5/21/2019	WD	Q	I	01	416,200
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: LIU HAI						
2207/1520	6/28/2018	SW	Q	V	01	86,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W10 FSP=[YR=2019] N5 W15 S10 E14 N5 E1$ W1 S5 W29 S33 FGR=[YR=2019] S23 E20 N6 FOP=[YR=2019] E20 N6 W20 S6$ N17 W20$ E20 S11 E20 N49$ PTR=E15 FUS=[YR=2019] E14 N15 E26 S41 W12 N20 W5 S1 STR=[YR=2019] S18 W3 N18 E3$ W3 S11 W20 N18$ W15$.

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