LOT 114
DUNES OF AMELIA PHASE 2
PBK 8/280

REHM NANCY J
2810 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0114-0000

BUILDING CHARACTERISTICS

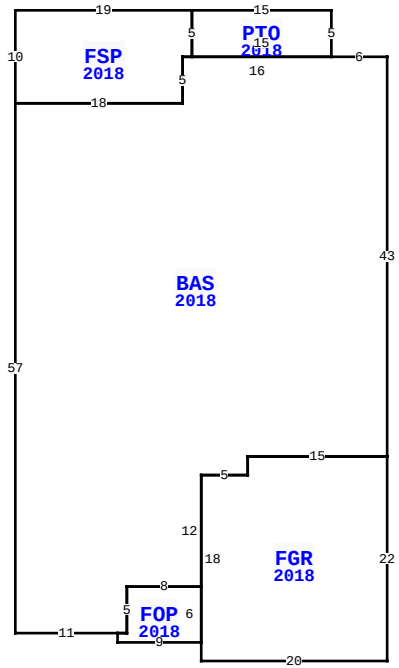
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,980	100	2018	1,980	354,427
FGR	430	55	2018	236	42,244
FOP	49	30	2018	15	2,685
FSP	185	40	2018	74	13,246
PTO	75	5	2018	4	716
TOTALS	2,719			2,309	413,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,309	132.7606	184.54	426,103	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM 100% - 2021 Heated Area: 1980 HX Base Yr 2021



2810 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		413,320
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		578,320
SOH/AGL Deduction		253,300
ASSESSED VALUE		325,020
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		273,609
TOTAL JUST VALUE		578,320
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		565,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181087	CO ISSUED	0	10/22/2018
20181087	NEW CONSTR	254,977	04/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2372/0175	6/25/2020	WD	Q	I	01	429,000
GRANTOR: MCCANN JAMES P & MALI						
GRANTEE: REHM NANCY J						
2234/0005	10/26/2018	WD	Q	I	02	342,200
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: MCCANN JAMES P & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W6 W16 S5 W18 S57 E11 E1 N5 E8 N12 E5 N2 E15 N43 $
FGR=[YR=2018;ORIG=-20,63] S2 E20 N22 W15 S2 W5 S18 $
FSP=[YR=2018;ORIG=-21,-5] W19 S10 E18 N5 E1 N5 $
PTO=[YR=2018;ORIG=-6,0] N5 W15 S5 E15 $
FOP=[YR=2018;ORIG=-29,62] S1 E9 N6 W8 S5 W1 $
.

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 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS