LOT 120
DUNES OF AMELIA PHASE 1
PBK 8/88

WOODS SANDRA C RESIDENCE TRUST/SAWYER LISEELLEN TR
2832 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0120-0000

BUILDING CHARACTERISTICS

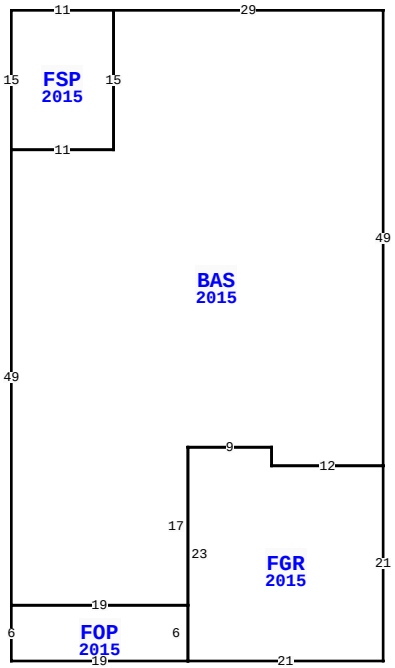
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	358,420
FGR	459	55	2015	252	43,803
FOP	114	30	2015	34	5,910
FSP	165	40	2015	66	11,472
TOTALS	2,800			2,414	419,606

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	131.6336	182.97	441,690	2015	2015	0	0	0	5.00	95.00

1 SNGL FAM 100% - 2024 Heated Area: 2062 HX Base Yr 2024



2832 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		419,606
TOTAL MARKET OB/XF VALUE		1,920
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		586,526
SOH/AGL Deduction		17,990
ASSESSED VALUE		568,536
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		512,125
TOTAL JUST VALUE		586,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		572,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151411	CO ISSUED	0	10/01/2015
20151411	NEW CONSTR	384,000	06/18/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2687/828	12/28/2023	TD	U	I	11	100
GRANTOR: SAWYER ROBERT B LIVIN						
GRANTEE: WOODS SANDRA C RESI						
2318/1672	11/12/2019	WD	Q	I	02	431,000
GRANTOR: BARBARA HEYMANN LIVIN						
GRANTEE: ROBERT B SAWYER LIV						

BUILDING NOTES

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$.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	1,920	

LAND DESCRIPTION

TOTAL OB/XF 1,920

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