PT FRAC SEC 1-1N-28E & PT FRAC
SEC 6-1N-29E & PT DUNES CLUB
VILLAS PHASES 1 & 3 IN

SEA TURTLE POOL INC
C/O AMELIA ISLAND MANAGEMENT, 5440 FIRST COAST HWY
FERNANDINA BEACH, FL 32034

2026

02-6N-29-DCCO-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0496	CONDO COMMON AREA	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BEACH WALKER RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	100
SOH/AGL Deduction	0
ASSESSED VALUE	100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100
TOTAL JUST VALUE	100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004719	DEMO-SHOWER PLATF	389	06/25/2019
18006583	DEMO-CABANA-REBUI	71,112	09/25/2018
18006574	DEMO-CABANA/BATH	20,000	08/29/2018
B19211	NEW CONSTR	950,136	12/01/2006
R09333	REPAIR/RRF	145,000	05/01/2006
M11574	MECH OTHER	5,000	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1858/1597	5/29/2013	QC	U	I	11	100
GRANTOR: AMELIA ISLAND HOLDING						
GRANTEE: SEA TURTLE POOL INC						
1858/1585	5/29/2013	SW	Q	I	01	369,000
GRANTOR: AMELIA ISLAND HOLDING						
GRANTEE: SEA TURULE POOL INC						

BUILDING NOTES

BUILDING DIMENSIONS

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	000400	C	CONDO	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.55 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/09/2026 BY SYS