UNIT 1836
IN OR 1886/177
TURTLE DUNES OR 452/111

COLTON ROBERTA A/QUINLAN MARY H
3023 W BAY VILLA AVE
TAMPA, FL 33611

**2026**

**02-6N-29-V005-1836-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 4 100 |
| Recreation | POOL | POOL 100 |
| Recreation | TENNIS CT | TENNIS CT 100 |
| Location | INTERIOR | INTERIOR 100 |
| View | OCEAN | OCEAN 100 |
| Desirability | 4TH FLOOR | 4TH FLOOR 100 |
| Balcony | FOP/PATIO | FOP/PATIO 100 |
| Parking | OPEN | OPEN 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Oth Rooms | | 2 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0400 | CONDOMINIUM |
| MAP NUM | | MKT AREA 10 |
| NEIGHBORHOOD/LOC | 10004.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | 1,465 | | | 1,465 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8300500 | | 1,465 | | | | 1985 | 1985 | 100 | 100 | 0 | | |

1 CONDO 0% - 0 HX Base Yr

1849 TURTLE DUNES PL, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 5 | Tax Dist: |
| BUILDING MARKET VALUE | 884,725 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 884,725 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 884,725 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 884,725 |
| TOTAL JUST VALUE | 884,725 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,005,125 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1886/0177 | 10/23/2013 | WD | Q | I | 02 | 490,000 |
| GRANTOR: LALONDE DALE H & ELAI | | | | | | |
| GRANTEE: COLTON ROBERTA A & | | | | | | |
| 0706/0606 | 6/06/1994 | WD | U | I | 12 | 280,000 |
| GRANTOR: BENNETT EDWARD J & JU | | | | | | |
| GRANTEE: LALONDE DALE H & EL | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/29/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS