

LOTS 4 & 5
IN OR 998/505 & OR 998/507
DUNES COURT SUB PB 4/66

MIDDLEMAS WILLIAM P & LYNDA B
4 DUNES COURT
FERNANDINA BEACH, FL 32034

2023

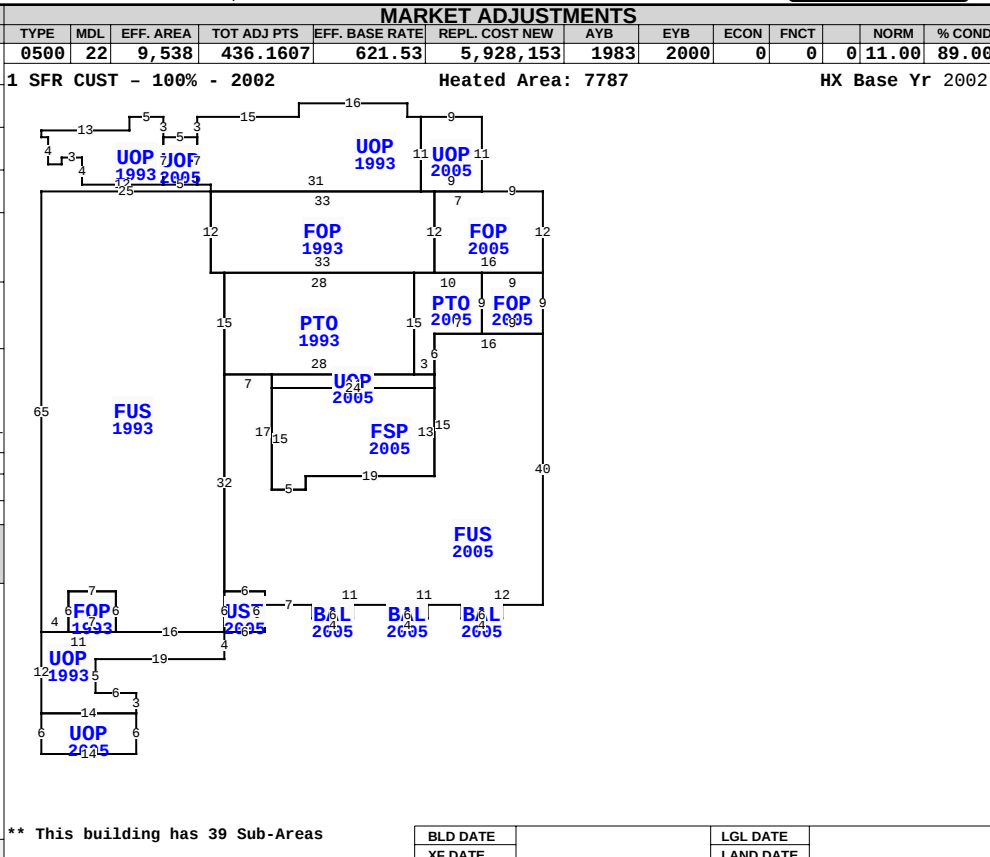
01-6N-29-0450-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		7.5 100
Frame	02	WOOD FRAME 100
Stories	4.	4. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10

NEIGHBORHOOD/LOC 10001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	16	15	2	1,106
BAL	16	15	2	1,106
BAL	16	15	2	1,106
BAS	295	100	295	163,182
BAS	776	100	776	429,253
FEP	62	80	50	27,659
FGR	1,080	55	594	328,578
FOP	42	30	13	7,191
FOP	56	30	17	9,404
FOP	80	30	24	13,276
TOTALS	13,248		9,538	5,276,056

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
3	0504	FP-ELECTRI	0 100	0	0	2.00	UT	3,000.00	
4	1126	CB/STC 8"	0 100	0	0	486.00	SF	8.00	
6	0825	BRICK	0 100	0	0	108.00	SF	12.50	
8	0825	BRICK	0 100	0	0	262.00	SF	12.50	
12	0825	BRICK	0 100	0	0	726.00	SF	12.50	
13	0825	BRICK	0 100	39	5	195.00	SF	12.50	
14	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
15	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
16	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	
17	0861	POOL GUNIT	0 100	0	0	94.00	SF	85.00	



** This building has 39 Sub-Areas
4 DUNES CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 5					Tax Dist:				
BUILDING MARKET VALUE					5,276,056				
TOTAL MARKET OB/XF VALUE					43,257				
TOTAL LAND VALUE - MARKET					1,925,000				
TOTAL MARKET VALUE					7,244,313				
SOH/AGL Deduction					5,034,744				
ASSESSED VALUE					2,209,569				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					2,159,569				
TOTAL JUST VALUE					7,244,313				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					3,860,323				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0610	XFOB	5,000	11/01/1998
E984587	CHNGE SRVC	500	02/01/1998
B9804713	ADDITION	43,940	02/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0998/0505	7/18/2001	TD	U	I	12
SALE PRICE					
1,875,000					
GRANTOR: DEVINK LODEWIJK J R E					
GRANTEE: MIDDLEMAS WILLIAM P					
0811/0431	10/27/1997	WD	U	I	06
100					
GRANTOR: DEVINK LODEWIJK J R					
GRANTEE: DEVINK LODEWIJK J R					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2005] W9UOP=[YR=2005]									
N11W9UOP=[YR=1993]W2N2W16S2W15S3UOP=[YR=2005]									
W5UOP=[YR=1993]N3W5S2W13S1E1S4E2N1E3S4E12N 7S\$7E5N7 \$ S7 E2									
S1 FUS=[YR=1993] W 25 S65 UOP=[YR=1993] S12 UOP=[YR=2005]									
S 6 E14 N6 W14 \$ E14 N3 W6 N5 E19 N4 W16 FOP=[YR=1993] N6 W7									
S6 E7 \$ W11 \$ E4 N6 E7 S6 E16 UST=[YR=2005] E6 N6 W6 S6 \$ N6									
FUS=[YR=2005] E 6 S2 E7 BAL=[YR=2005] S2 E1 S1 E4 N 1 E1 N2									
W6 \$ E11 BAL=[YR=2005] S2 E 1 S1 E4 N1 E1 N2 W6 \$ E11									
BAL=[YR=2005] S2 E1 S1 E4 N1 E1 N2 W6 \$ E12 N40 W16 S6									
UOP=[YR=2005] S2 FSP=[YR=2005] S13 W19 S2 W5 N15 E24 \$ W24									
N2 E24 \$ S15 W19 S2 W5 N17 W7 S32 \$ N32PTO=[YR=1993] E28									
PTO=[YR=2005]E3 N6 E7 FOP=[YR=2005] E9 N9 W9 S9 \$ N9 W10 S15									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	100		RG-2	0.00	0.00	1.00
2	000120	C	SFR OCN FT	100			0.00	0.00	1.00
TOTAL OB/XF 38,751									
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	1,100,000.00	1,100,000.00	1,100,000		
LT		1.00	1.00	0.75	1,100,000.00	825,000.00	825,000		

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