



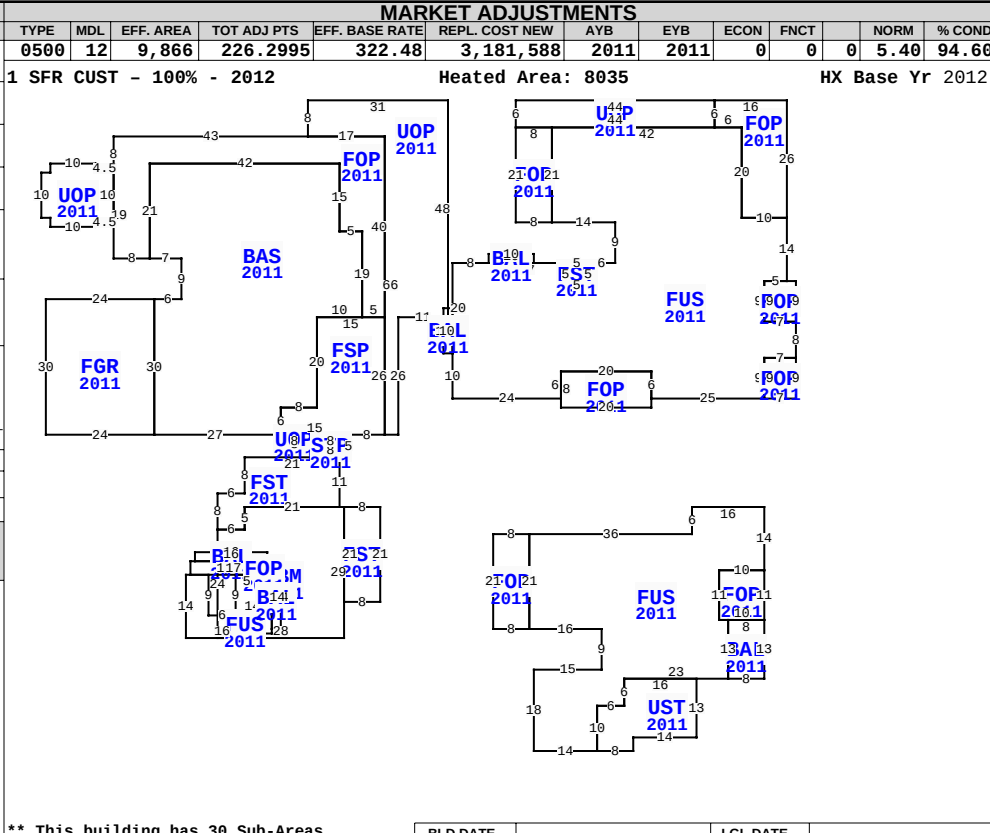
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	10	ABOVE AVG 20
Roof Structure	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 50
Roof Cover	11	SLATE 50
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		10

NEIGHBORHOOD/LOC 10003.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	20	15	3	915
BAL	20	15	3	915
BAL	28	15	4	1,220
BAL	32	15	5	1,525
BAL	104	15	16	4,881
BAS	2,344	100	2,344	715,075
FBM	782	80	626	190,971
FGR	720	55	396	120,806
FOP	63	30	19	5,796
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TOTALS	13,607		9,866	3,009,782
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	3.00	UT	2,000.00	2,000.00
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
3	0410	ELEVATOR	0 100	0	0	1.00	UT	18,000.00	18,000.00
4	0855	CONC PAVER	0 100	0	0	3,632.00	SF	10.00	10.00
5	1126	CB/STC 8"	0 100	0	0	120.00	SF	8.00	8.00
6	0861	POOL GUNIT	0 100	0	0	286.00	SF	85.00	85.00
7	1076	TRELLIS A	0 100	10	6	60.00	SF	22.50	22.50
8	1076	TRELLIS A	0 100	10	8	80.00	SF	22.50	22.50
9	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00



** This building has 30 Sub-Areas

24 DUNES ROW, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		3,009,782
TOTAL MARKET OB/XF VALUE		79,494
TOTAL LAND VALUE - MARKET		2,200,000
TOTAL MARKET VALUE		5,289,276
SOH/AGL Deduction		1,398,599
ASSESSED VALUE		3,890,677
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		3,840,677
TOTAL JUST VALUE		5,289,276
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,499,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22716	CO ISSUED	0	03/15/2011
G01534	GAS	7,900	05/01/2010
M15176	MECH OTHER	0	04/01/2010
B23038	SWIM POOL	19,500	11/01/2009
P14018	OTHER	0	11/01/2009
E21990	ELEC OTHER	0	08/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2475/1286	6/29/2021	QC	U	I	11	100
GRANTOR: TURNER RONALD L						
GRANTEE: HIGHLANDS DYNASTY T						
0856/1007	11/20/1998	WD	U	V		850,000
GRANTOR: AMELIA ISLAND CO						
GRANTEE: TURNER RONALD L & C						

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=2011] W31S8FOP=[YR=2011] W43S8 UOP=[YR=2011] U2 L4 W10S2W2S10E2S2 E10 U2 R4 N10S19E8 BAS=[YR=2011] E7S9W6FGR=[YR=2011]W24S30E24N30S30E27 UOP=[YR=2011]S2E8 STP=[YR=2011] S3E8N5 FSP=[YR=2011] E8N26W15S20W8S6E15S8W S2S2W8 \$E1N6E8N20E10N19W5N15 W42S21\$N 21E42S15E5S19E5N40W17\$E17S66E3 N26E11N48\$PTR=E15 UOP=[YR=2011] E44FOP=[YR=2011]E16S26 FUS=[YR=2011] S14 FOP=[YR=2011] E2S9W7N9E5\$W5S9E7S8 FOP=[YR=2011] S9W7N9E7\$W7S9 W25FOP=[YR=2011] S2W20 N8E20S6\$N6W20 S6W24N10 BAL=[YR=2011] W2N10E2S10\$N20E8 BAL=[YR=2011] E10N2W 10S2\$E17 FST=[YR=2011] E5S5W5N5\$S5E5 N5E6N9W14FOP=[YR=2011] W8N21E8S21\$N21E42S20 E10\$W10N20W6N6\$S6W44N6 \$W15\$									

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		PUD	0.00	0.00	1.00