

LOT 12
IN OR 1893/772
DUNES ROW PHASE II PB 5/315

FLANNERY THOMAS & PATRICIA
8 DUNES ROW
FERNANDINA BEACH, FL 32034

2023

02-6N-29-0390-0012-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 100
Roof Structur	08 IRREGULAR 100
Roof Cover	07 CONC TILE 100
Interior Wall	05 DRYWALL 90
Interior Wall	08 DECORATIVE 10
Interior Floo	15 HARDTILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	5.5 100
Frame	03 MASONRY 100
Stories	4. 100
Units	0 100

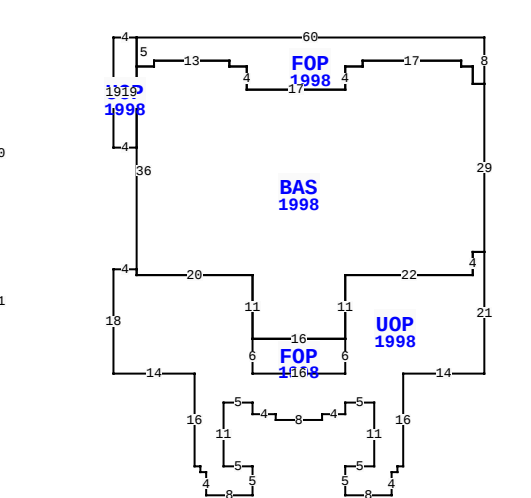
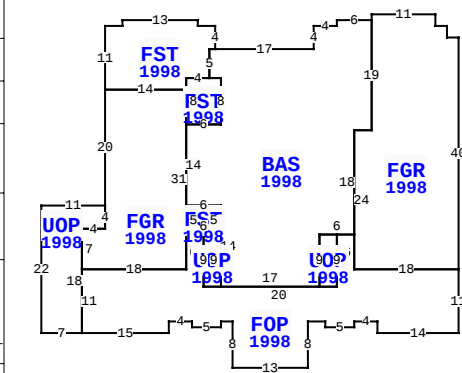
Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA
NEIGHBORHOOD/LOC	10003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,071	100	1,071	338,588
BAS	2,284	100	2,284	722,068
FGR	462	55	254	80,300
FGR	720	55	396	125,192
FOP	96	30	29	9,168
FOP	143	30	43	13,594
FOP	344	30	103	32,563
FOP	724	30	217	68,603
FST	30	55	16	5,058
FST	48	55	26	8,219
TOTALS	12,169		8,795	2,780,465

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00
2	0810	CONCRETE A	0	0	0	0	2,625.00	SF	6.50
3	0825	BRICK	0	0	0	0	2,944.00	SF	12.50
4	0861	POOL GUNIT	0	0	0	0	735.00	SF	85.00
5	0857	SANDSTONE	0	0	0	0	515.00	SF	16.00
6	1126	CB/STC 8"	0	0	0	0	1,059.00	SF	8.00
7	0410	ELEVATOR	0	0	0	0	1.00	UT	25,000.00
8	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00

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	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	8,795	242.4638	345.51	3,038,760	1998	2005	0	0	8.50	91.50
1 SFR CUST - 0% - 0											
Heated Area: 7150											
HX Base Yr											



** This building has 20 Sub-Areas
8 DUNES ROW, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE			2,780,465
TOTAL MARKET OB/XF VALUE			104,437
TOTAL LAND VALUE - MARKET			2,200,000
TOTAL MARKET VALUE			5,084,902
SOH/AGL Deduction			415,380
ASSESSED VALUE			4,669,522
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			4,669,522
TOTAL JUST VALUE			5,084,902
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			4,342,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1810214	REMODEL	57,311	10/08/2018
17003812	SWIM POOL	60,000	04/28/2017
B9603444	SWIM POOL	35,000	11/01/1996
B9603423	NEW CONSTR	1,100,000	10/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1893/0772	12/10/2013	WD	Q	I	01
GRANTOR: LUKE M JEAN TRUSTEE					
GRANTEE: FLANNERY THOMAS & P					
1526/1471	9/24/2007	WD	U	I	01
GRANTOR: LUKE M JEAN					
GRANTEE: LUKE M JEAN TRUSTEE					

BUILDING NOTES									
FGR=[YR=1998] W2 N2 W2 N2 W11 S1 BAS=[YR=1998] W6 S1 W4 S4 W17 FST=[YR=1998] N4 W3 N1 W13 S1 W3 S11 FGR=[YR=1998] S20 UOP=[YR=1998] W11 S22 E7 FOP=[YR=1998] E15 N2 E4 S1 E5 N1 E2 S8 E13 N8 E3 S1 E5 N1 E4 S2 E14 N11 W18 N6 W3 UOP=[YR=1998] W3S9E3 N9S9W20 UOP=[YR=1998] N9FST=[YR=1998] N5W6S5E6W3 S9E3W3N9W3S6W18S11S N18E4N4S S4W4S7E18N31W14S4E14N2E4N5E1S1W1 S5FST=[YR=1998] W4S8E6N8W2S2E2S8W6S14 E6S14E17N9E6N18E3N19S519W3S24 E18N40SPTR= E20 UOP=[YR=1998] E4 FOP=[YR=1998] E60S8BAS=[YR=1998] S29 UOP=[YR=1998] S21W14S16W1S1W1S4W8N5 E5N11W5S2W4S1W8N1W4N2W5S11E5S5 W8N4W1N1W1N16W14N18E4S1E20S11 FOP=[YR=1998] S6E16 N6W16S6E16N11E22									

LAND DESCRIPTION										TOTAL OB/XF										104,437									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000120	C	SFR OCN FT	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	2,200,000.00	2,200,000.00	2,200,000												