

LOT 1
IN OR 777 PG 1995
LITTLE DUNES PHASE 3 PB 6/56

ABOOD FREDERICK J JR & THERESA/
1 LITTLE DUNE CIRCLE
FERNANDINA BEACH, FL 32034

2023

02-6N-29-DCLO-0001-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 5														
Exterior Wall	10	ABOVE AVG 100	0500	11	2,253	151.9392	216.51	487,797	1997	1997	0	0	12.00	88.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 1998													Heated Area: 2081													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1998													
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 60																											
Interior Floo	14	CARPET 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		3 100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units		0 100																											
Quality			05	Quality Level 05																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM				MKT AREA 10																									
NEIGHBORHOOD/LOC			10003.010																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,183	100	1,183	225,395																									
FOP	132	30	40	7,621																									
FSP	110	40	44	8,383																									
FUS	898	100	898	171,095																									
UDC	317	25	79	15,052																									
UST	21	45	9	1,715																									
TOTALS			2,661	2,253	429,261																								
EXTRA FEATURES			1 LITTLE DUNES CIR, FERNANDINA BEACH																										
L N	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													
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	80	1,600														
2	0810	CONCRETE A	0 100	0	0	393.00	SF	6.50	6.50	100	1996	1996	3	73	1,865														
3	0825	BRICK	0 100	0	0	288.00	SF	12.50	12.50	100	1996	1996	3	92	3,312														
4	0441	STK FNC 4'	0 100	0	0	72.00	LF	6.50	6.50	100	1996	1996	3	20	94														
5	0825	BRICK	0 100	10	12	120.00	SF	12.50	12.50	100	1996	1996	3	92	1,380														
6	0441	STK FNC 4'	0 100	0	0	20.00	LF	6.50	6.50	100	1996	1996	3	20	26														
TOTAL OB/XF 8,277																													
LAND DESCRIPTION																													
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	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000												
REVIEW DATE 05/04/2017 BY DJX Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS																													