

LOT 3
IN OR 1477/1
LITTLE DUNES PHASE 3 PB 6/56

TOOLEY DAVID R & CAROLYN S
653 CANDLEWOOD WAY
MELBOURNE, FL 32940

2023

02-6N-29-DCLO-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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	114	30	34	6,478
FSP	110	40	44	8,383
FUS	898	100	898	171,095
UDC	273	25	68	12,956
UOP	6	20	1	191
UOP	22	20	4	762
UST	28	45	13	2,477
UST	40	45	18	3,429
TOTALS	2,674		2,263	431,167

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0810	CONCRETE A	0	0	0	0	421.00	SF	6.50
3	0825	BRICK	0	0	0	0	269.00	SF	12.50
4	1075	TRELLIS G	0	0	6	6	36.00	SF	35.00
5	0825	BRICK	0	0	0	0	262.00	SF	12.50
6	0441	STK FNC 4'	0	0	0	0	73.00	LF	6.50
7	0441	STK FNC 4'	0	0	0	0	15.00	LF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	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
0500	11	2,263	151.9392	216.51	489,962	1997	1997	0	0
1 SFR CUST - 0% - 0									
Heated Area: 2081									
HX Base Yr									

TOTAL OB/XF									
10,288									
3 LITTLE DUNES CIR, FERNANDINA BEACH									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		431,167	
TOTAL MARKET OB/XF VALUE		10,288	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		741,455	
SOH/AGL Deduction		132,447	
ASSESSED VALUE		609,008	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		609,008	
TOTAL JUST VALUE		741,455	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		627,329	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603509	NEW CONSTR	69,635	12/01/1996
B9603511	XFOB	3,400	12/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1477/0001	2/06/2007	WD Q	I		
GRANTOR: STEEL TECHNOLOGIES IN					SALE PRICE
GRANTEE: TOOLEY DAVID R & CA					
1123/1267	3/21/2003	WD Q	I		545,000
GRANTOR: GRAY ROBERT C & JOANN					
GRANTEE: STEEL TECHNOLOGIES					

BUILDING NOTES									
BAS=[YR=1997] W19 FSP=[YR=1997] W11 S4 UOP=[YR=1997] W2 S3 E2 N3 \$ S6 E11 N10 \$ S10 W11 S26 FOP=[YR=1997] S6 E11 UOP=[YR=1997] S3 E1 S1 E4 N1 E1 N3 W6 \$ E6 N8 W6 S2 W11 \$ E11 N2 E6 S17 E7 S5 E6 N56 \$ PTR= E15 FUS=[YR=1997] E2 N4 E11 S24 E13 S4 E6 S25 W6 N3 W7 N10 W17 N21 W2 N15 \$ W15 \$ PTR= W50 UST=[YR=1997] W4 UDC=[YR=1993] N6 W3 UST=[YR=1997] N4 W7 S4 E7 \$ W10 S21 E13 N15 \$ S10 E4 N10 \$ E50 \$.									