

LOT 5 IN OR 2058/1784
LITTLE DUNES PHASE 3 PB 6/56

OLSON DONALD O & SUSAN E
5 LITTLE DUNES CIRCLE
FERNANDINA BEACH, FL 32034

2023

02-6N-29-DCLO-0005-0000



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										
Exterior Wall	10	ABOVE AVG 100	0500	11	2,268	151.9392	216.51	491,045	1998	2003	0	0	0	9.00	91.00	VALUATION BY										
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 100% - 2020										Heated Area: 2096										STANDARD			
Roof Cover	03	COMP SHNGL 100											HX Base Yr 2020										Tax Group: 5			
Interior Wall	05	DRYWALL 100																					Tax Dist:			
Interior Floor	12	HARDWOOD 60																					BUILDING MARKET VALUE			
Interior Floor	14	CARPET 40																					TOTAL MARKET OB/XF VALUE			
Air Condition	03	CENTRAL 100																					TOTAL LAND VALUE - MARKET			
Heating Type	04	AIR DUCTED 100																					TOTAL MARKET VALUE			
Bedrooms		3 100																					SOH/AGL Deduction			
Bathrooms		3 100																					ASSESSED VALUE			
Frame	02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE			
Stories	2.	2. 100																					BASE TAXABLE VALUE			
Units		0 100																					TOTAL JUST VALUE			
																							NCON VALUE			
																							INCOME VALUE			
																							PREVIOUS YEAR MKT VALUE			