

LOT 6
IN OR 881/1244
LITTLE DUNES PHASE #2 PB 5/365

COLEN LIJANA R TRUSTEE/LIJANE R COLEN REVOCABLE TR
6 LITTLE DUNES CIRCLE
FERNANDINA BEACH, FL 32034

2023

02-6N-29-DCLO-0006-0000



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	2,325	149.9400	213.66	496,760	1995	1995	0	0	0	13.00	87.00	VALUATION BY												
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2021													Heated Area: 2146												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021												
Interior Wall	05	DRYWALL 100																										
Interior Floo	12	HARDWOOD 50																										
Interior Floo	14	CARPET 50																										
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	1,197	100	1,197	222,503																								
FOP	112	30	34	6,320																								
FSP	110	40	44	8,179																								
FUS	949	100	949	176,404																								
UDC	273	25	68	12,640																								
UOP	18	20	4	744																								
UST	24	45	11	2,045																								
UST	40	45	18	3,346																								
TOTALS			2,723	2,325	432,181																							
EXTRA FEATURES			6 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	1995	1995	3	79	1,580													
2	0810	CONCRETE A	0 100	0	0	258.00	SF	6.50	6.50	100	1995	1995	3	72	1,207													
3	0810	CONCRETE A	0 100	24	4	96.00	SF	6.50	6.50	100	1995	1995	3	72	449													
4	0825	BRICK	0 100	0	0	266.00	SF	12.50	12.50	100	1995	1995	3	91	3,026													
5	1075	TRELLIS G	0 100	5	5	25.00	SF	35.00	35.00	100	1995	1995	3	24	210													
6	0441	STK FNC 4'	0 100	0	0	32.00	LF	6.50	6.50	100	1995	1995	3	20	42													
7	0441	STK FNC 4'	0 100	0	0	24.00	LF	6.50	6.50	100	1996	1996	3	20	31													
TOTAL OB/XF																	6,545											
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	000100	C	SFR	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																												