

LOT 7
IN OR 1853/1978
LITTLE DUNES PHASE 3 PB 6/56

K A M C TRUST/COLLINS KIMBERLY TRUSTEE
741 BEVERLY PLACE
LAKE FOREST, IL 60045

2023

02-6N-29-DCLO-0007-0000



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	VALUATION SUMMARY																									
Exterior Wall	10	ABOVE AVG 100	0500	11	2,268	151.2728	215.56	488,890	1998	2003	0	0	0	9.00	91.00	STANDARD																								
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 0% - 0														Heated Area: 2096												HX Base Yr											
Roof Cover	03	COMP SHNGL 100																																						
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	1,198	100	1,198	234,999																																				
FOP	112	30	34	6,669																																				
FSP	110	40	44	8,631																																				
FUS	898	100	898	176,151																																				
UDC	273	25	68	13,339																																				
UOP	8	20	2	392																																				
UOP	8	20	2	392																																				
UST	50	45	22	4,315																																				
TOTALS			2,657		2,268	444,890																																		
EXTRA FEATURES			7 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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	83	1,660																								
2	0810	CONCRETE A	0	0	0	0	248.00	SF	6.50	6.50	100	1998	1998	3	77	1,241																								
3	0810	CONCRETE A	0	0	0	0	140.00	SF	6.50	6.50	100	1998	1998	3	77	701																								
4	1075	TRELLIS G	0	0	6	5	30.00	SF	35.00	35.00	100	1998	1998	3	27	284																								
5	0825	BRICK	0	0	0	0	506.00	SF	12.50	12.50	100	1998	1998	3	93	5,882																								
6	0441	STK FNC 4'	0	0	0	0	92.00	LF	6.50	6.50	100	1998	1998	3	20	120																								
7	1242	WD DECK A	0	0	3	3	9.00	SF	10.00	10.00	100	1998	1998	3	20	18																								
LAND DESCRIPTION			TOTAL OB/XF														9,906																							
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000																							
REVIEW DATE 10/11/2021 BY RK Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS																																								