

LOT 8
IN OR 2195/1035
LITTLE DUNES PHASE #2 PB 5/365

STARK KARLA S REV LIVING TRUST/STARK KARLA S TRUST
8 LITTLE DUNES CIR
FERNANDINA BEACH, FL 32034

2023

02-6N-29-DCLO-0008-0000



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	09	PINE WOOD 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

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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	1,208	100	1,208	214,574
FOP	36	30	11	1,954
FOP	132	30	40	7,105
FSP	110	40	44	7,815
FUS	920	100	920	163,417
UDC	273	25	68	12,079
UOP	18	20	4	711
UST	18	45	8	1,421
UST	40	45	18	3,197

TOTALS 2,755 2,321 412,275

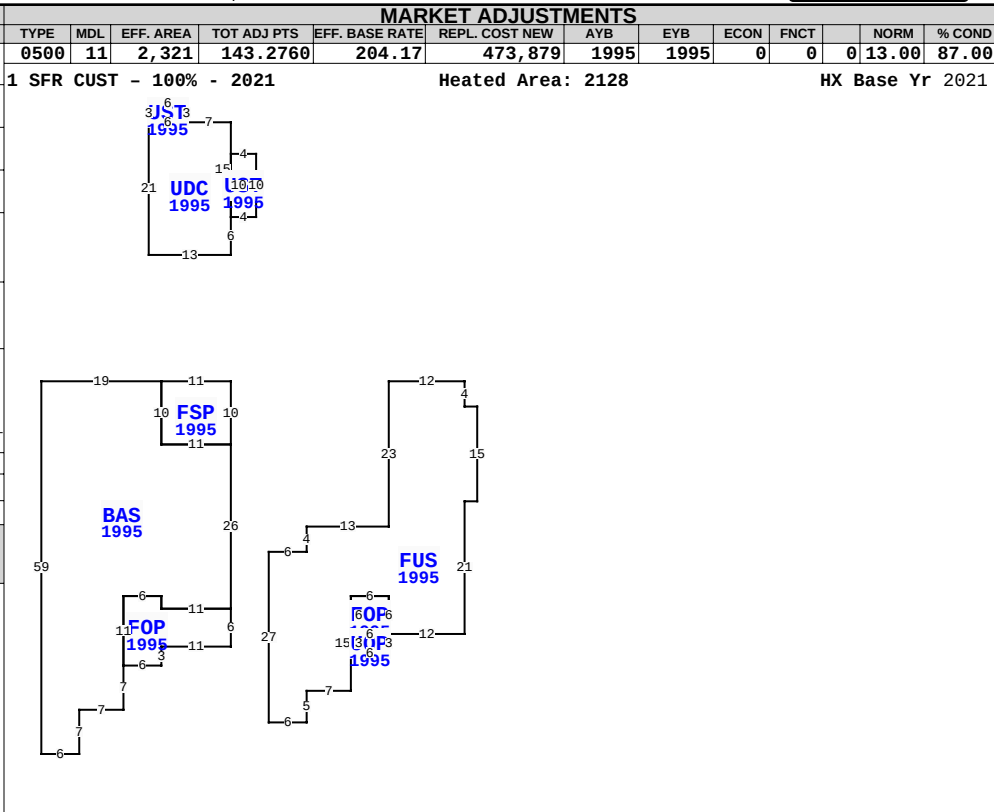
EXTRA FEATURES

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	201.00	SF	6.50	6.50	100	1995	1995	3	72	941	
3	0810	CONCRETE A	0 100	15	4	60.00	SF	6.50	6.50	100	1995	1995	3	72	281	
4	0825	BRICK	0 100	0	0	297.00	SF	12.50	12.50	100	1995	1995	3	91	3,378	
5	0441	STK FNC 4'	0 100	0	0	85.00	LF	6.50	6.50	100	1995	1995	3	20	111	

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	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 04/28/2021 BY RK



8 LITTLE DUNES CIR, FERNANDINA BEACH

8 LITTLE DUNES CIR, FERNANDINA BEACH										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	2,000.00	2,000.00	100	1995	1995	3	79	1,580				
201.00	SF	6.50	6.50	100	1995	1995	3	72	941				
60.00	SF	6.50	6.50	100	1995	1995	3	72	281				
297.00	SF	12.50	12.50	100	1995	1995	3	91	3,378				
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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							

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NASSAU COUNTY PROPERTY										PAGE 1 of 1										5									
VALUATION SUMMARY										STANDARD																			
VALUATION BY										STANDARD																			
Tax Group: 5										Tax Dist:																			
BUILDING MARKET VALUE										412,275																			
TOTAL MARKET OB/XF VALUE										6,291																			
TOTAL LAND VALUE - MARKET										300,000																			
TOTAL MARKET VALUE										718,566																			
SOH/AGL Deduction										243,293																			
ASSESSED VALUE										475,273																			
TOTAL EXEMPTION VALUE										50,000																			
BASE TAXABLE VALUE										425,273																			
TOTAL JUST VALUE										718,566																			
NCON VALUE										0																			
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE										610,811																			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2195/1035	5/04/2018	WD	Q	I	02	624,000
GRANTOR:ROBBINS KENNETH M & C						
GRANTEE:STARK KARLA S REVOC						
1224/1123	4/22/2004	WD	Q	I		560,000
GRANTOR:CONLISK JOHN R JR						
GRANTEE:ROBBINS KENNETH & C						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1995] W11 BAS=[YR=1995] W19 S59 E6 N7 E7 N7

FOP=[YR=1995] E6 N3 E11 N6 W11 N2 W6 S11\$ N11 E6 S2 E11 N26

W11 N10\$ S10 E11 N10\$ PTR= E25 FUS=[YR=1995] E12 S4 E2 S15 W2

S21 W12 FOP=[YR=1995] N6 W6 S6 UOP=[YR=1995] S3 E6 N3 W6\$ E6\$

N6 W6 S15 W7 S5 W6 N27 E6 N4 E13 N23 \$ W25\$ PTR= N20

UDC=[YR=1995] N6 UST=[YR=1995] E4 N10 W4 S10\$ N15 W7

UST=[YR=1995] N3 W6 S3 E6\$ W6 S21 E13\$ S20\$.