

BURN STANLEY B & LYNN M
13 LITTLE DUNES CIR
FERNANDINA BEACH, FL 32034

2023



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	2,270	149.9400	213.66	485,008	2000	2000	0	0	0	10.50	89.50	VALUATION BY		STANDARD																				
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 100% - 2023												Heated Area: 2108												HX Base Yr 2023											
Roof Cover		03	COMP SHNGL 100																										Tax Group: 5		Tax Dist:									
Interior Wall		05	DRYWALL 100																										BUILDING MARKET VALUE		434,082									
Interior Floo		12	HARDWOOD 50																										TOTAL MARKET OB/XF VALUE		8,398									
Interior Floo		14	CARPET 50																										TOTAL LAND VALUE - MARKET		300,000									
Air Condition		03	CENTRAL 100																										TOTAL MARKET VALUE		742,480									
Heating Type		04	AIR DUCTED 100																										SOH/AGL Deduction		0									
Bedrooms			3 100																										ASSESSED VALUE		742,480									
Bathrooms			3 100																										TOTAL EXEMPTION VALUE		HX HB		50,000							
Frame		02	WOOD FRAME 100																										BASE TAXABLE VALUE		692,480									
Stories			2. 100																										TOTAL JUST VALUE		742,480									
Units			0 100																										NCON VALUE		0									
																													INCOME VALUE											
																													PREVIOUS YEAR MKT VALUE		628,361									
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	229,089																																			
FOP		112	30	34	6,501																																			
FSP		110	40	44	8,414																																			
FUS		910	100	910	174,016																																			
UCP		273	20	55	10,517																																			
UOP		6	20	1	192																																			
UOP		6	20	1	192																																			
UST		20	45	9	1,721																																			
UST		40	45	18	3,442																																			
TOTALS		2,675		2,270	434,082																																			
EXTRA FEATURES		13 LITTLE DUNES CIR, FERNANDINA BEACH												BLD DATE				LGL DATE																						
														XF DATE				LAND DATE																						
														INC DATE				AG DATE																						
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	2000	2000	3	85	1,700																								
2	0810	CONCRETE A	0	100	0	0	361.00	SF	6.50	6.50	100	2000	2000	3	80	1,877																								
3	0825	BRICK	0	100	0	0	248.00	SF	12.50	12.50	100	2000	2000	3	94	2,914																								
4	0810	CONCRETE A	0	100	6	4	24.00	SF	6.50	6.50	100	2000	2000	3	80	125																								
5	1242	WD DECK A	0	100	0	0	151.00	SF	10.00	10.00	100	2000	2000	3	20	302																								
6	0300	BOAT DCK W	0	100	12	8	96.00	SF	40.00	40.00	100	2000	2000	3	29	1,114																								
7	0810	CONCRETE A	0	100	0	0	53.00	SF	6.50	6.50	100	2000	2000	3	80	276																								
8	0441	STK FNC 4'	0	100	0	0	69.00	LF	6.50	6.50	100	2000	2000	3	20	90																								
LAND DESCRIPTION																		TOTAL OB/XF 8,398																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000																							
										</																														