LOT 15
IN OR 2025/1730
LITTLE DUNES #4 PB 6/146

KRALIK JAMES C
15 LITTLE DUNES CIR
FERNANDINA BEACH, FL 32034

2023

02-6N-29-DCLO-0015-0000

BUILDING CHARACTERISTICS

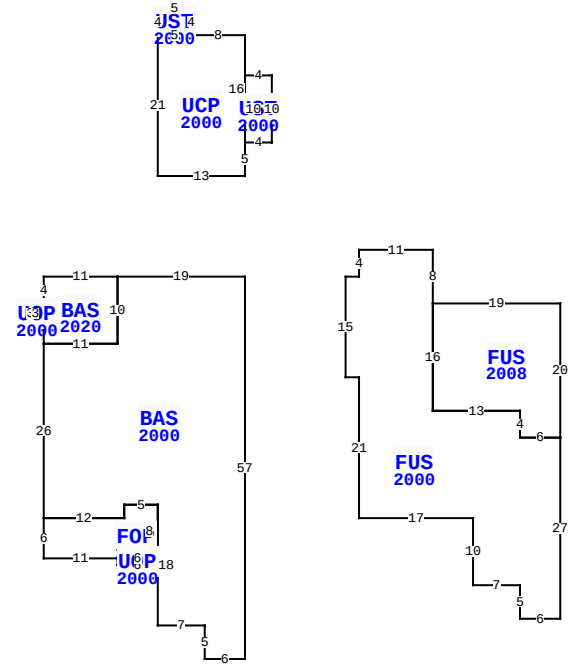
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	223,662
BAS	110	100	110	20,536
FOP	112	30	34	6,348
FUS	910	100	910	169,893
FUS	328	100	328	61,236
UCP	273	20	55	10,268
UOP	6	20	1	186
UOP	6	20	1	186
UST	20	45	9	1,680
UST	40	45	18	3,361
TOTALS	3,003		2,664	497,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,664	145.5744	207.44	552,620	2000	2001	0	0	0	10.00	90.00

1 SFR CUST – 0% - 0 Heated Area: 2546 HX Base Yr



15 LITTLE DUNES CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	497,358
TOTAL MARKET OB/XF VALUE	7,347
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	804,705
SOH/AGL Deduction	146,528
ASSESSED VALUE	658,177
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	658,177
TOTAL JUST VALUE	804,705
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	674,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004864	REMODEL	120,000	07/24/2020
B21711	REMODEL	45,000	07/01/2008
B007211	CARPORT	5,000	06/01/2000
B9906690	NEW CONSTR	150,000	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2025/1730	1/28/2016	WD	Q	I	01	655,000
GRANTOR: CLEARY JOSEPH S & LAU						
GRANTEE: KRALIK JAMES C						
0954/1404	10/19/2000	WD	Q	I		387,500
GRANTOR: DUNES CLUB COMPANY II						
GRANTEE: CLEARY JOSEPH S & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W19 BAS=[YR=2020] W11 S4 UOP=[YR=2000] W2 S3 E2 N3 $ S6 E11 N10 $ S10 W11 S26 FOP=[YR=2000] S6 E11 UOP=[YR=2000] S1 E6 N1 W6 $ E6 N8 W5 S2 W12 $ E12 N2 E5 S18 E7 S5 E6 N57 $ PTR= N15 UCP=[YR=2000] N5 UST=[YR=2000] E4 N10 W4 S10 $ N16 W8 UST=[YR=2000] N4 W5 S4 E5 $ W5 S21 E13 $ S15 $ PTR= E15 FUS=[YR=2000] E2 N4 E11 S8 FUS=[YR=2008] E19 S20 W6 N4 W13 N16 $ S16 E13S4 E6 S27 W6 N5 W7 N10 W17 N21W2 N15 $ W15 $.

EXTRA FEATURES

LN	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	2000	2000	3	85	1,700	
2	0810	CONCRETE A	0	0	0	0	345.00	SF	6.50	6.50	100	2000	2000	3	80	1,794	
3	0825	BRICK	0	0	0	0	261.00	SF	12.50	12.50	100	2000	2000	3	94	3,067	
4	1075	TRELLIS G	0	0	6	6	36.00	SF	35.00	35.00	100	2000	2000	3	29	365	
5	0810	CONCRETE A	0	0	12	6	72.00	SF	6.50	6.50	100	2000	2000	3	80	374	
6	0441	STK FNC 4'	0	0	0	0	36.00	LF	6.50	6.50	100	2000	2000	3	20	47	

LAND DESCRIPTION

TOTAL OB/XF 7,347

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 04/29/2021 BY RK Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS