

GALLAGHER DANIEL J & MARION
21 LITTLE DUNES CIRCLE
FERNANDINA BEACH, FL 32034

02-6N-29-DCLO-0021-0000

NASSAU COUNTY PROPERTY							PAGE 1 of 1	5
VALUATION SUMMARY								
VALUATION BY						STANDARD		
Tax Group: 5			Tax Dist:					
BUILDING MARKET VALUE						484,131		
TOTAL MARKET OB/XF VALUE						7,294		
TOTAL LAND VALUE - MARKET						300,000		
TOTAL MARKET VALUE						791,425		
SOH/AGL Deduction						284,850		
ASSESSED VALUE						506,575		
TOTAL EXEMPTION VALUE				HX HB		50,000		
BASE TAXABLE VALUE						456,575		
TOTAL JUST VALUE						791,425		
NCON VALUE						0		
INCOME VALUE								
PREVIOUS YEAR MKT VALUE						665,098		
PERMIT NUM			DESCRIPTION			AMT		ISSUED
B20773			ADDITION			37,000		11/01/2007
B9805067			NEW CONSTR			7,875		06/01/1998
B9805070			NEW CONSTR			140,000		06/01/1998
SALES DATA								
OFF RECORD Number		DATE	TYPE INST	Q U	I I	V I	RSN CD	SALE PRICE
2463/1549		5/21/2021	WD	Q	I		02	820,000
GRANTOR: LATSON LARRY ALLEN &								
GRANTEE: GALLAGHER DANIEL J								
2225/1633		9/20/2018	WD	Q	I		02	650,000
GRANTOR: BUHLER H DIANE LIVING								
GRANTEE: LATSON LARRY ALLEN								
BUILDING NOTES								
BUILDING DIMENSIONS								
FSP=[YR=1999] W11 BAS=[YR=1999] W19 S57 E6 N5 E7 N10 FOP=[YR=1999] E1 UOP=[YR=1999] S2 E4 N2 W4 \$ E16 N6 W12 N2 W5 S8 \$ N8 E5 S2 E12 N26 W11 N10 \$ S10 E11 N3 UOP=[YR=1999] E2 N4 W2 S4 \$ N7 \$ PTR= N15 FUS=[YR=1999] N3 E7 N10 E17 N21 E2 N15 W2 N4 W11 S8 FUS=[YR=2008] W19 S20E6 N4 E13 N16\$ S16 W13 S4 W6 S25 E6 \$ S15 \$ PTR= E15 UST=[YR=1999] E5 UDC=[YR=1999] N5 E13 S21 W13 N16 \$ S10 W5 N10 \$W15 \$.								
ND UE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV
00,000								
Common: 300,000				PRINTED 08/02/2023 BY SYS				