LOT 23
IN OR 1224/191
LITTLE DUNES PHASE #2 PB 5/365

SANDERS LARRY S & BONNIE E
2221 HILTON AVE
COLUMBUS, GA 31906

2023

02-6N-29-DCLO-0023-0000

BUILDING CHARACTERISTICS

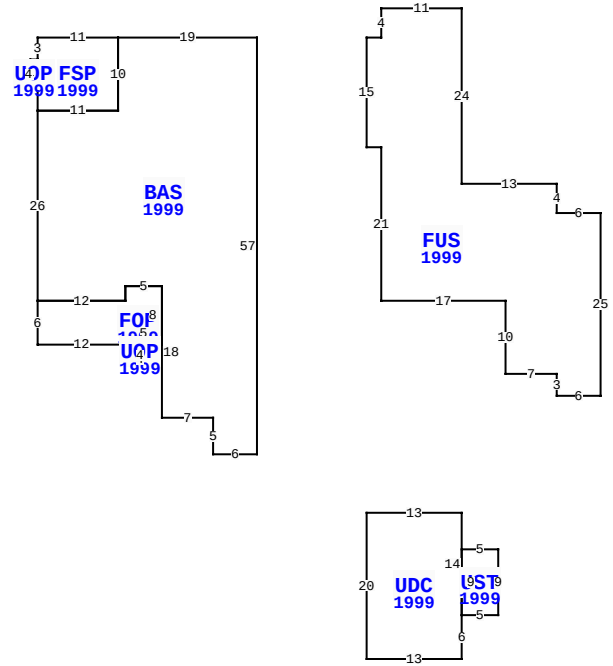
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	230,847
FOP	112	30	34	6,551
FSP	110	40	44	8,478
FUS	898	100	898	173,039
UDC	260	25	65	12,525
UOP	4	20	1	193
UOP	8	20	2	385
UST	45	45	20	3,854
TOTALS	2,635		2,262	435,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,262	151.9392	216.51	489,746	1999	1999	0	0	0	11.00	89.00

1 SFR CUST – 0% - 0 Heated Area: 2096 HX Base Yr



23 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	435,874
TOTAL MARKET OB/XF VALUE	6,998
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	742,872
SOH/AGL Deduction	135,594
ASSESSED VALUE	607,278
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	607,278
TOTAL JUST VALUE	742,872
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	626,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805071	NEW CONSTR	140,000	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1224/0191	4/20/2004	WD	Q	I		600,000
GRANTOR: PERRY PAUL E & CINDY						
GRANTEE: SANDERS LARRY S & B						
0851/1260	10/08/1998	WD	Q	I		307,900
GRANTOR: DUNES CLUB CO II						
GRANTEE: PERRY PAUL E & CIND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W19 FSP=[YR=1999] W11 S3 UOP=[YR=1999] W1 S4 E1 N4 $ S7 E11 N10 $ S10 W11 S26 FOP=[YR=1999] S6 E12 UOP=[YR=1999] S2 E4 N2 W4 $ E5 N8 W5 S2 W12 $ E12 N2 E5 S18 E7 S5 E6 N57 $ PTR= E15 FUS=[YR=1999] E2 N4 E11 S24 E13 S4 E6 S25 W6 N3 W7 N10 W17 N21 W2 N15 $ W15 $ PTR=S65 E15 UDC=[YR=1999] S20 E13 N6 UST=[YR=1999] E5 N9 W5 S9$ N14 W13$ W15 N65$.

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	0441	STK FNC 4'	0	0	0	0	9.00	LF	6.50	6.50	100	1996	1996	3	20	12	
2	0810	CONCRETE A	0	0	0	0	129.00	SF	6.50	6.50	100	1996	1996	3	73	612	
3	0825	BRICK	0	0	0	0	214.00	SF	12.50	12.50	100	1999	1999	3	94	2,515	
4	1242	WD DECK A	0	0	3	3	9.00	SF	10.00	10.00	100	1999	1999	3	20	18	
5	0825	BRICK	0	0	0	0	230.00	SF	12.50	12.50	100	1999	1999	3	94	2,703	
6	0441	STK FNC 4'	0	0	0	0	46.00	LF	6.50	6.50	100	1999	1999	3	20	60	
7	0810	CONCRETE A	0	0	0	0	210.00	SF	6.50	6.50	100	1999	1999	3	79	1,078	

LAND DESCRIPTION

TOTAL OB/XF 6,998

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 05/04/2017 BY DJX Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS