

LOT 33
IN OR 1765/1352 & OR 1765/1356
LITTLE DUNES PB 5 PG 340

ROUNSAVILLE NANCY 2011 VACATION TRUST/PARDEN KELLY
2575 PEACHTREE ROAD NE APT 11A
ATLANTA, GA 30305

2023

02-6N-29-DCLO-0033-0000



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	PAGE 1 of 1 5													
Exterior Wall	10	ABOVE AVG 100	0500	11	2,486	148.1856	211.16	524,944	1993	1998	0	0	11.50	88.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 0% - 0													Heated Area: 2347												
Roof Cover	03	COMP SHNGL 100	7													HX Base Yr												
Interior Wall	05	DRYWALL 100	6													UST 1993												
Interior Floo	14	CARPET 70	5													10T UDC 1993												
Interior Floo	12	HARDWOOD 30	13													21												
Air Condition	03	CENTRAL 100	13													10T UDC 1993												
Heating Type	04	AIR DUCTED 100	13													10T UDC 1993												
Bedrooms	4	100	13													10T UDC 1993												
Bathrooms	4	100	13													10T UDC 1993												
Frame	02	WOOD FRAME 100	13													10T UDC 1993												
Stories	2.	100	13													10T UDC 1993												
Units	0	100	13													10T UDC 1993												
Quality 05 Quality Level 05															DOR CODE 0100 SINGLE FAMILY													
MAP NUM															MKT AREA 10													
NEIGHBORHOOD/LOC 10003.010															BAS 1993													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	FUS 1993																							
BAS	1,443	100	1,443	269,663	FUS 1993																							
FOP	24	30	7	1,308	FUS 1993																							
FOP	48	30	14	2,616	FUS 1993																							
FST	12	55	7	1,308	FUS 1993																							
FUS	744	100	744	139,036	FUS 1993																							
SFB	54	80	43	8,036	FUS 1993																							
SFB	146	80	117	21,865	FUS 1993																							
UDC	273	25	68	12,708	FUS 1993																							
UOP	24	20	5	935	FUS 1993																							
UOP	48	20	10	1,869	FUS 1993																							
TOTALS	2,878		2,486	464,575	33 LITTLE DUNES CIR, FERNANDINA BEACH																							
EXTRA FEATURES															BLD 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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	76	1,520												
2	0810	CONCRETE A	0	0	0	0	307.00	SF	6.50	6.50	100	1993	1993	3	68	1,357												
3	0810	CONCRETE A	0	0	0	0	73.00	SF	6.50	6.50	100	1993	1993	3	68	323												
4	0820	WOOD WALK	0	0	0	0	108.00	SF	11.75	11.75	100	1993	1993	3	40	508												
5	0300	BOAT DCK W	0	0	13	8	104.00	SF	40.00	40.00	100	1993	1993	3	20	832												
6	0441	STK FNC 4'	0	0	0	0	99.00	LF	6.50	6.50	100	1993	1993	3	20	129												
LAND DESCRIPTION															TOTAL OB/XF 4,669													
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	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																												