

LOT 39
IN OR 1239/320
LITTLE DUNES PHASE 5 PB 6/205

BILLINGTON STUART S & NANCY
39 LITTLE DUNES CIRCLE
FERNANDINA BEACH, FL 32034

2023

02-6N-29-DCLO-0039-0000



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 Floor	12	HARDWOOD 50
Interior Floor	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

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Quality 05 Quality Level 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 10

NEIGHBORHOOD/LOC 10003.010

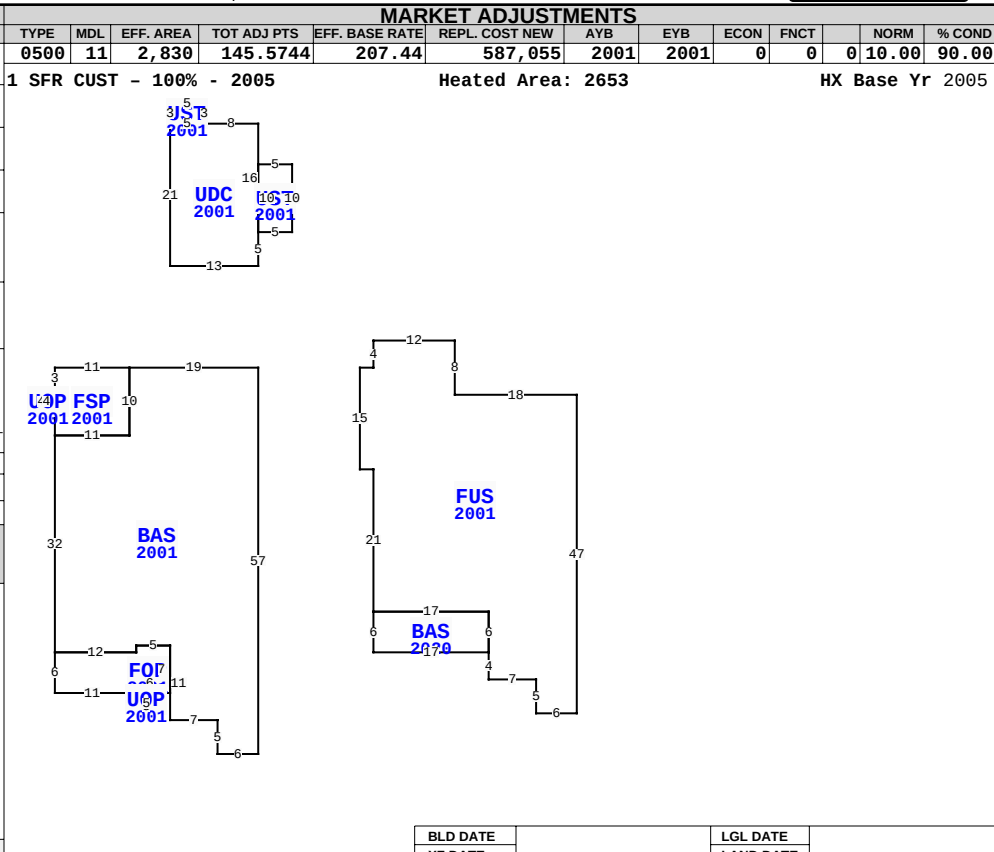
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,305	100	1,305	243,638
BAS	102	100	102	19,043
FOP	107	30	32	5,974
FSP	110	40	44	8,214
FUS	1,246	100	1,246	232,623
UDC	273	25	68	12,695
UOP	8	20	2	374
UOP	10	20	2	374
UST	15	45	7	1,307
UST	50	45	22	4,108
TOTALS	3,226		2,830	528,350

EXTRA FEATURES

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	2001	2001	3	86	1,720	
2	0810	CONCRETE A	0	100	0	0	336.00	SF	6.50	6.50	100	2001	2001	3	82	1,791	
3	0825	BRICK	0	100	0	0	260.00	SF	12.50	12.50	100	2001	2001	3	95	3,088	
4	1075	TRELLIS G	0	100	6	6	36.00	SF	35.00	35.00	100	2001	2001	3	30	378	
5	0810	CONCRETE A	0	100	10	5	50.00	SF	6.50	6.50	100	2001	2001	3	82	267	
6	0441	STK FNC 4'	0	100	0	0	51.00	LF	6.50	6.50	100	2001	2001	3	20	66	
7	0441	STK FNC 4'	0	100	0	0	15.00	LF	6.50	6.50	100	2001	2001	3	20	20	
8	1242	WD DECK A	0	100	42	4	168.00	SF	10.00	10.00	100	2001	2001	3	20	336	
9	0300	BOAT DCK W	0	100	12	14	168.00	SF	40.00	40.00	100	2001	2001	3	30	2,016	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							



39 LITTLE DUNES CIR, FERNANDINA BEACH

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

TOTAL OB/XF 9,682

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

NASSAU COUNTY PROPERTY PAGE 1 of 1 5

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		528,350
TOTAL MARKET OB/XF VALUE		9,682
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		838,032
SOH/AGL Deduction		238,190
ASSESSED VALUE		599,842
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		549,842
TOTAL JUST VALUE		838,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		699,228

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000066	REMODEL	23,600	01/03/2020
19012890	DEMOLITION	0	12/19/2019
E018008	NEW CONSTR	0	04/01/2001
M015000	H/AC	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1239/0320	6/18/2004	WD	Q	I		670,000
GRANTOR: WALLERIUS JAMES V						
GRANTEE: BILLINGTON STUART S						
1102/1758	12/23/2002	WD	Q	I		600,000
GRANTOR: WALLACE GLENN E JR &						
GRANTEE: WALLERIUS JAMES V						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2001] W19 FSP=[YR=2001] W11 S3 UOP=[YR=2001] W2 S4 E2 N4 \$ S7 E11 N10 \$ S10 W11 S32 FOP=[YR=2001] S6 E11 UOP=[YR=2001] S2 E5 N2 W5 \$ E6 N7 W5 S1 W12 \$ E12 N1 E5 S11 E7 S5 E6 N57 \$ PTR= E15 FUS=[YR=2001] E2 N4 E12 S8 E18 S47 W6 N5 W7 N4 BAS=[YR=2020] W17 N6 E17 S6 \$ N6 W17 N21 W2 N15 \$ W15 \$ PTR= N15 UDC=[YR=2001] N5 UST=[YR=2001] E5 N10 W5 S10 \$ N16 W8 UST=[YR=2001] N3 W5 S3 E5 \$ W5 S21 E13 \$ S15 \$.