

LOT 49
IN OR 1557/1174
LITTLE DUNES PB 5/340

PRICE ROBERT W & BRENDA K
49 LITTLE DUNES CIRCLE
FERNANDINA BEACH, FL 32034

2023

02-6N-29-DCLO-0049-0000



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														
Exterior Wall	10	ABOVE AVG 100	0500	11	2,287	151.9392	216.51	495,158	1993	1993	0	0	0	14.00	86.00	VALUATION BY														
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2012										Heated Area: 2104				HX Base Yr 2012						Tax Group: 5				Tax Dist:		STANDARD	
Roof Cover	03	COMP SHNGL 100																					BUILDING MARKET VALUE				425,836			
Interior Wall	05	DRYWALL 50																					TOTAL MARKET OB/XF VALUE				6,471			
Interior Wall	08	DECORATIVE 50																					TOTAL LAND VALUE - MARKET				300,000			
Interior Floo	14	CARPET 70																					TOTAL MARKET VALUE				732,307			
Interior Floo	12	HARDWOOD 30																					SOH/AGL Deduction				325,416			
Air Condition	03	CENTRAL 100																					ASSESSED VALUE				406,891			
Heating Type	04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE				HX HB 50,000			
Bedrooms	3	100																					BASE TAXABLE VALUE				356,891			
Bathrooms	3	100																					TOTAL JUST VALUE				732,307			
Frame	02	WOOD FRAME 100																					NCON VALUE				0			
Stories	2.	2. 100																					INCOME VALUE							
Units	0	100																					PREVIOUS YEAR MKT VALUE				620,973			
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