UNIT 1750
IN OR 1858/314
DUNES CLUB VILLAS #2

1750 DUNES CLUB FL LAND TRUST/FADER MARC TRUSTEES
250 MERCER STREET B1006
NEW YORK, NY 10012

2023

02-6N-29-DCV2-1750-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		5 100
Recreation	2 POOLS	2 POOLS 100
Recreation	TENNIS CT	TENNIS CT 100
Location	SOUTH	SOUTH 100
View Lump Sum	OCEAN	OCEAN 100
Desirability	5TH FLOOR	5TH FLOOR 100
Balcony	960SF FOP	960SF FOP 100
Parking	U/G GAR 2	U/G GAR 2 100
Bedrooms		3 100
Bathrooms		3.5 100
Oth Rooms		3 100
Quality	04	Quality Level 04

DOR CODE	0400 CONDOMINIUM
MAP NUM	
MKT AREA	10
NEIGHBORHOOD/LOC	10004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3123832		0				2005	2005	100	100	0		

1 CONDO – 0% - 0 SQFT=3059 HX Base Yr

1750 DUNES CLUB PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	2,385,100
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,385,100
SOH/AGL Deduction	425,868
ASSESSED VALUE	1,959,232
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,959,232
TOTAL JUST VALUE	2,385,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,208,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011296	REMODEL	35,000	08/26/2021
20009186	REMODEL	40,000	10/26/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1858/0314	5/24/2013	WD	Q	I	02	1,385,500
GRANTOR: KINTZEL ROGER S & LEE						
GRANTEE: FADER MARC & MICHEL						
1849/1996	3/25/2013	WD	U	I	30	100
GRANTOR: KINTZEL ROGER S & LEE						
GRANTEE: KINTZEL ROGER S & L						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS