BLDG 1 UNIT 102 (A/K/A 1762)
IN OR 2466/1158
DUNES CLUB VILLAS CONDO

RAFFERTY BRIAN J LIVING TRUST/RAFFERTY SHEILA M LI
1762 DUNES CLUB PLACE
FERNANDINA BEACH, FL 32034

2023

02-6N-29-DCVO-0001-1020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	2 POOLS	2 POOLS 100
Recreation	TENNIS CT	TENNIS CT 100
Location	SOUTH	SOUTH 100
View	OCEAN	OCEAN 100
Desirability	1ST FLOOR	1ST FLOOR 100
Balcony	1300SF FOP	1300SF 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
3123830		0				2003	2003	100	100	0		

1 CONDO – 100% - 2017 SQFT=3059 HX Base Yr 2017

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

1762 DUNES CLUB PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		2,074,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		2,074,000
SOH/AGL Deduction		860,349
ASSESSED VALUE		1,213,651
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,163,651
TOTAL JUST VALUE		2,074,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,920,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2466/1161	5/25/2021	SW	U	I	11	100
GRANTOR: RAFFERTY BRIAN J & SH						
GRANTEE: RAFFERTY BRIAN J LI						
2466/1158	5/25/2021	SW	U	I	11	100
GRANTOR: RAFFERTY SHEILA M & B						
GRANTEE: RAFFERTY SHEILA M 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