BLDG 1 UNIT 501 (A/K/A 1769)
IN OR 1179/458
DUNES CLUB VILLAS CONDO

PENNINGTON T DURWARD & ELIZABETH T
480 PENINSULA ROAD
GAINESVILLE, GA 30506

2023

02-6N-29-DCVO-0001-5010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		5 100
Recreation	2 POOLS	2 POOLS 100
Recreation	TENNIS CT	TENNIS CT 100
Location	NORTH	NORTH 100
View	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
3123830		0				2003	2003	100	100	0		

1 CONDO – 0% - 0 SQFT=3192 HX Base Yr

1769 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
B25075	REMODEL	4,100	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1179/0458	10/08/2003	WD	Q	I		1,630,000

GRANTOR: DUNES CLUB VILLA COMP
GRANTEE: PENNINGTON T DURWAR

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