BLDG 1 UNIT 602 A/K/A 1772
INCL DETACHED GARAGE UNIT#1772
IN OR 1235/1579

PEARCE CRAIG & C PATRICIA
1772 DUNES CLUB PL
FERNANDINA BEACH, FL 32034

2023

02-6N-29-DCVO-0001-6020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		6 100
Recreation	2 POOLS	2 POOLS 100
Recreation	TENNIS CT	TENNIS CT 100
Location	SOUTH	SOUTH 100
View	OCEAN	OCEAN 100
Desirability	6TH FLOOR	6TH FLOOR 100
Balcony	960SF FOP	960SF FOP 100
Parking	DET1 U/G1	DET1 U/G1 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=3059 HX Base Yr

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

1772 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	2,592,500
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,592,500
SOH/AGL Deduction	462,900
ASSESSED VALUE	2,129,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,129,600
TOTAL JUST VALUE	2,592,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,400,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1235/1579	6/07/2004	WD	Q	I		1,798,000

GRANTOR: DUNES CLUB VILLA COMP
GRANTEE: PEARCE CRAIG & C PA

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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