UNIT 1623
PT OR 2090/143
SEA DUNES OR 424/1

PINE JEFFREY R TRUST/PINE JEFFREY TRUSTEE
1630 SEA DUNES PL
FERNANDINA BEACH, FL 32034

2023

02-6N-29-V003-1623-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	INTERIOR	INTERIOR 100
View	OCEAN	OCEAN 100
Desirability	3RD FLOOR	3RD FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
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
8300300		0				1984	1984	100	100	0		

1 CONDO – 100% - 2020 SQFT=1120 HX Base Yr 2020

1630 SEA DUNES 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		743,400
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		743,400
SOH/AGL Deduction		189,925
ASSESSED VALUE		553,475
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		503,475
TOTAL JUST VALUE		743,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		669,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23134	REPAIR/RRF	4,150	12/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2090/0143	12/20/2016	WD	Q	I	02	525,000
GRANTOR: ELLIOTT-GRACE FAMILY						
GRANTEE: JEFFREY PINE TRUST						
1064/0034	6/20/2002	WD	Q	I		525,000
GRANTOR: DAVIDHEISER RICHARD B						
GRANTEE: ELLIOTT-GRACE FAMIL						

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