UNIT 1630
SEA DUNES OR 424/1

1639 SEA DUNES LLC
2306 GREENSIDE COURT
PONTE VEDRA BEACH, FL 32082

2023

02-6N-29-V003-1630-0000

BUILDING CHARACTERISTICS

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

1 CONDO – 0% - 0 SQFT=1885 HX Base Yr

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

1641 SEA DUNES PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	1,223,250
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,223,250
SOH/AGL Deduction	172,547
ASSESSED VALUE	1,050,703
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,050,703
TOTAL JUST VALUE	1,223,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,102,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004586	REMODEL	10,000	03/24/2022
B25872	REMODEL	50,172	04/01/2012
B25857	REPAIR/RRF	23,867	03/01/2012
B24182	REMODEL	16,500	12/01/2010
B23136	REPAIR/RRF	4,150	12/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2351/1771	4/02/2020	WD	Q	I	01	900,000
GRANTOR: KOSSMANN KIRSTEN M						
GRANTEE: 1639 SEA DUNES LLC						
1723/1306	2/04/2011	DG	U	I	11	100
GRANTOR: KOSSMANN DANIEL J & K						
GRANTEE: KOSSMANN KIRSTEN M						

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