UNITS 1523 & 1524
IN OR 2029/1513
PIPER DUNES NORTH CONDO

LINWOOD TRUST/HIGGINBOTHAM ANN TRUSTEE
5949 SHERRY LN SUITE 1110
DALLAS, TX 75225

2023

02-6N-29-V0P0-1523-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		5 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	END	END 100
View	OCEAN	OCEAN 100
Desirability	5TH FLOOR	5TH FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	2 GARAGE	2 GARAGE 100
Bedrooms		6 100
Bathrooms		6.5 100
Oth Rooms		2 100
Quality	05	Quality Level 05
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
8307100		0				1994	1994	100	100	0		

1 CONDO – 0% - 0 SQFT=4288 HX Base Yr

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

1523 PIPER DUNES PL, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	2,912,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,912,000
SOH/AGL Deduction	294,921
ASSESSED VALUE	2,617,079
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,617,079
TOTAL JUST VALUE	2,912,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,771,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001234	REMODEL	75,000	03/20/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2029/1513	2/16/2016	SW	U	I	11	100
GRANTOR: KERSHAW CLAYTON & LES						
GRANTEE: LINWOOD TRUST						
1897/0749	1/07/2014	WD	Q	I	02	1,950,000
GRANTOR: BERKMAN DAVID & BETTY						
GRANTEE: KERSHAW CLAYTON & 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