UNIT 1538
IN OR 1899/1087
PIPER DUNES CONDO PHASE 2

SHANIN DONALD B & GABRIELLE K
1538 PIPER DUNES PL
FERNANDINA BEACH, FL 32034

2023

02-6N-29-V0P0-1538-0000

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	1 GARAGE	1 GARAGE 100
Bedrooms		3 100
Bathrooms		3 100
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 – 100% - 2019 SQFT=2144 HX Base Yr 2019

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

1538 PIPER DUNES PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,575,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,575,000
SOH/AGL Deduction		650,584
ASSESSED VALUE		924,416
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		874,416
TOTAL JUST VALUE		1,575,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,474,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23013	REPAIR/RRF	2,000	11/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1899/1087	1/28/2014	WD	Q	I	02	950,000
GRANTOR: DOLAN JOHN A & JEANNE						
GRANTEE: SHANIN DONALD B & G						
1570/0324	6/05/2008	WD	Q	I		1,275,000
GRANTOR: PACE RANDY J						
GRANTEE: DOLAN JOHN A & JEAN						

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