

UNIT 1550  
IN OR 2015/602  
PIPER DUNES CONDO PHASE 1

THOMPSON NANCY & ANDY FAMILY TRUST/THOMPSON JOHN A  
4455 CAMP BOWIE BLVD STE 114-7  
FORTH WORTH, TX 76107-3800

**2023**

02-6N-29-V0P0-1550-0000  


BUILDING CHARACTERISTICS			MARKET ADJUSTMENTS											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Floor		3 100	8307100		0				1994	1994	100	100	0	
Recreation	POOL	POOL 100	1 CONDO - 0% - 0											
Recreation	TENNIS CT	TENNIS CT 100	SQFT=2144											
Location	END	END 100	HX Base Yr											
View	OCEAN	OCEAN 100												
Desirability	FLOOR	3RD 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										

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	1,545,000		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	0		
TOTAL MARKET VALUE	1,545,000		
SOH/AGL Deduction	373,720		
ASSESSED VALUE	1,171,280		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,171,280		
TOTAL JUST VALUE	1,545,000		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,446,120		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P014655	NEW CONSTR	2,200	04/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2015/0602	11/11/2015	WD	U	I	11	100
GRANTOR: THOMPSON J ANDY						
GRANTEE: THOMPSON NANCY & AN						
0960/1514	12/05/2000	WD	Q	I		895,000
GRANTOR: MCCORMACK T WAYNE						
GRANTEE: THOMPSON J ANDY						

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
1550 PIPER DUNES PL, FERNANDINA BEACH																
TOTALS 0 0																

BUILDING NOTES	

BUILDING DIMENSIONS	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV