

PT J PELOT GRANT SEC 11-2N-28E
IN OR 2552/1189
ESMT IN OR 1512/745

BARROW ANN THOMAS L/E/
4320 DUNEWOOD PL
FERNANDINA BEACH, FL 32034

2023

11-2N-28-0000-0001-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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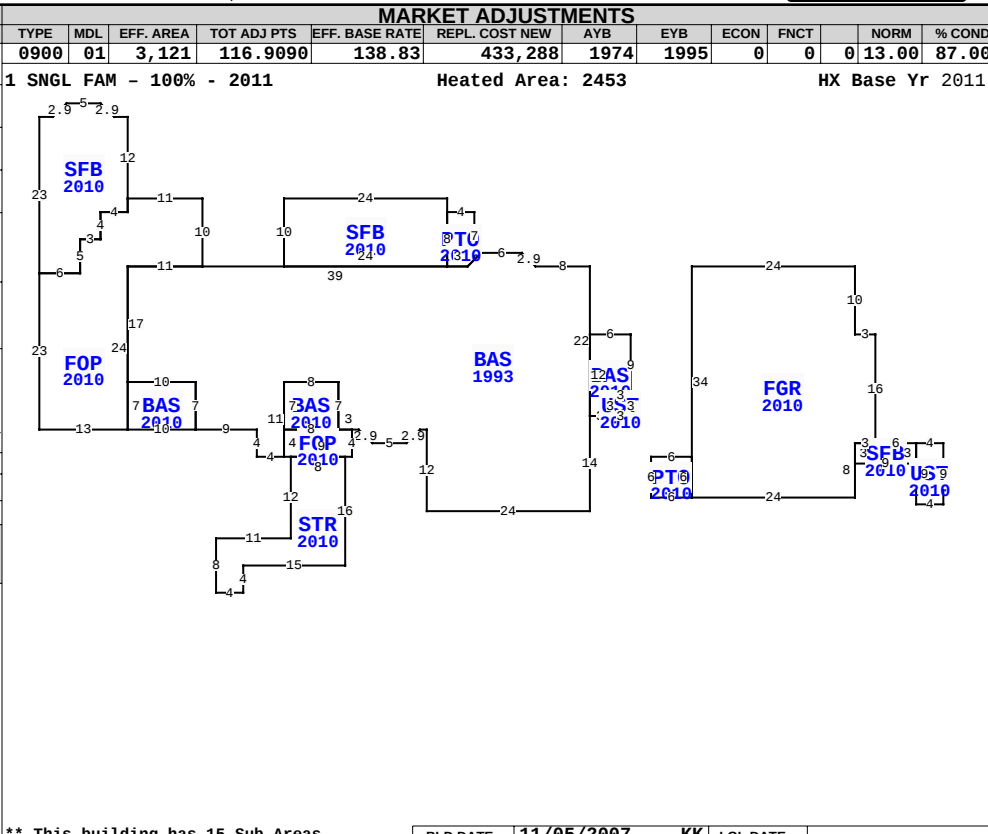
NEIGHBORHOOD/LOC	2030.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100	1,840	222,239
BAS	56	100	56	6,763
BAS	63	100	63	7,609
BAS	70	100	70	8,455
FGR	864	55	475	57,371
FOP	40	30	12	1,449
FOP	460	30	138	16,668
PTO	32	5	2	242
PTO	36	5	2	242
SFB	27	80	22	2,657
TOTALS	4,223		3,121	376,961

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0855	CONC PAVER	0 100	0	0	865.00	SF	10.00	10.00	100	2011	2011	3	93	8,045	
3	0861	POOL GUNIT	0 100	20	36	502.00	SF	85.00	85.00	100	1986	1986	3	20	8,534	
4	0845	KOOL DECK	0 100	0	0	697.00	SF	7.25	7.25	100	1986	1986	3	52	2,628	
7	0820	WOOD WALK	0 100	0	0	75.00	SF	11.75	11.75	100	2010	2010	3	40	353	
8	1242	WD DECK A	0 100	0	0	39.00	SF	10.00	10.00	100	2010	2010	3	50	195	
9	0855	CONC PAVER	0 100	0	0	246.00	SF	10.00	10.00	100	2011	2011	3	93	2,288	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000140	C



** This building has 15 Sub-Areas

4320 DUNEWOOD PL, FERNANDINA BEACH

BLD DATE	11/05/2007	KK
XF DATE		
INC DATE		

LGL DATE	
LAND DATE	
AG DATE	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,121	116.9090	138.83	433,288	1974	1995	0	0	0 13.00	87.00

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		376,961
TOTAL MARKET OB/XF VALUE		23,758
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		750,719
SOH/AGL Deduction		434,424
ASSESSED VALUE		316,295
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		266,295
TOTAL JUST VALUE		750,719
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		727,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
G01546	GAS	1,095	06/01/2010
M15383	H/AC	0	06/01/2010
P14309	REMODEL	0	06/01/2010
B23451	REMODEL	400,000	04/01/2010
5601	GARAGE	5,305	03/30/1989
3452	N/A	11,500	07/01/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2552/1189	2/24/2022	WD U	I	11	
GRANTOR: BARROW ANN THOMAS					
GRANTEE: BARROW ANN THOMAS L					
1815/1262	9/13/2012	QC U	I	11	
GRANTOR: FISHER MICHAEL E					
GRANTEE: BARROW ANN THOMAS					

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W8 U2 L2 W6 D1 L1 PTO=[YR=2010] N7 W4		
SFB=[YR=2010] N2 W24 S10 E24 N8\$ S8E3 U1 R1 \$ D1 L1 W39		
FOP=[YR=2010] N10 W11 SFB=[YR=2010] N12 W2 U2 L2 W5 D2 L2		
W2 S23 E6 N5 E3 N4 E4 N2\$ S2 W4 S4 W3 S5 W6 S23 E13		
BAS=[YR=2010] E10 N7 W10 S7\$ N24 E11\$ W11 S17 E10 S7 E9 S4 E4		
FOP=[YR=2010] E1 STR=[YR=2010] S12 W11 S8 E4 N4 E15 N16 W8\$		
E9 N4 W2 BAS=[YR=2010] N7 W8 S7 E8\$ W8 S4\$ N11 E8 S7 E3 D2		
R2 E5 U2 R2 E1 S12 E24 N14 BAS=[YR=2010] E3 UST=[YR=2010]		
E3N3W3S3\$ N3E3 N9 W6 S12\$ N22\$ PTR=E15 FGR=[YR=2010] E24 S10		
E3 S16 SFB=[YR=2010] E6 UST=[YR=2010] E4 S9 W4 N9\$ S3 W9 N3		
E3\$ W3 S8 W24 PTO=[YR=2010] W6N6E6S6\$ N34\$ W15\$.		