

SEA DUNES INVESTMENTS LLC
1826 OCEAN VILLAGE AVE
FERNANDINA BEACH, FL 32034

[illegible]

PT OF LOTS 8 & 9
IN OR 2715/1085
(EX OR 914/194)

SEA DUNES INVESTMENTS LLC
1826 OCEAN VILLAGE AVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-034B-0009-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	9,826
TOTALS	960		960	9,826

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
11	0810	CONCRETE A	0	100	0	0	284.00	SF	6.50	6.50	
12	0940	SHEDS/PORT	0	100	10	22	220.00	SF	18.30	18.30	
13	0350	CARPORT WD	0	100	8	8	64.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	960	58.4820	20.47	19,651	1974	1974	0	0	0 50.00	50.00
2 GARAGE RES - 100% - 0											
Heated Area: 960											
HX Base Yr											

18

36

24

44

26

12

BAS
1993

1941 SYCAMORE LN, FERNANDINA BEACH											
TOTAL OB/XF 1,340											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			8
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		213,966	
TOTAL MARKET OB/XF VALUE		11,097	
TOTAL LAND VALUE - MARKET		280,250	
TOTAL MARKET VALUE		505,313	
SOH/AGL Deduction		299,871	
ASSESSED VALUE		205,442	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		150,442	
TOTAL JUST VALUE		505,313	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		496,589	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/1085	5/31/2024	WD	Q	I	01	770,000
GRANTOR: BUNCH DAVID S						
GRANTEE: SEA DUNES INVESTMEN						
2713/1510	5/22/2024	FJ	U	I	11	0
GRANTOR: BUNCH SHIRLEY EST						
GRANTEE: BUNCH DAVID S						

BUILDING NOTES											
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BUILDING DIMENSIONS											
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BAS=[YR=1993] W36 S18 E24 S26 E12 N44 \$.											
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