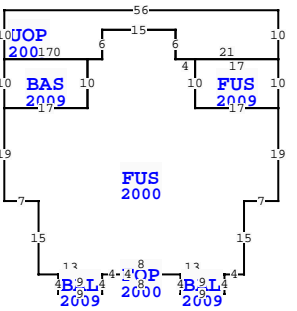
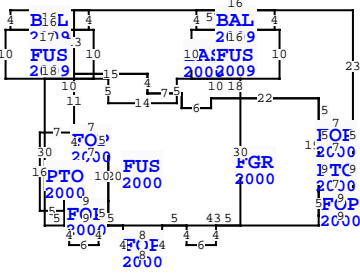
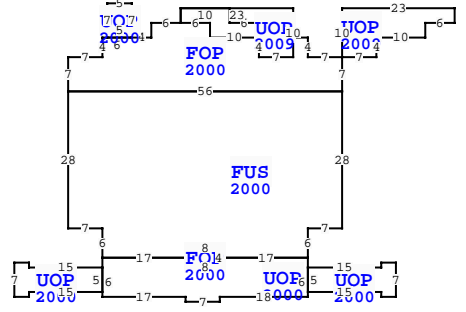


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	4.	4. 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR CUST	- 100%	- 2024									
Heated Area: 6677						HX Base Yr 2024						



Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 10		
NEIGHBORHOOD/LOC	10003.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	36	15	5	1,603
BAL	36	15	5	1,603
BAL	64	15	10	3,205
BAL	64	15	10	3,205
BAS	991	100	991	317,697
BAS	170	100	170	54,499
FGR	1,230	55	676	216,713
FOP	32	30	10	3,205
FOP	32	30	10	3,205
FOP	32	30	10	3,205
TOTALS	10,580		7,934	2,543,501

** This building has 30 Sub-Areas
12 DUNES ROW, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2024
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			PAGE 1 of 2	5
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 5	Tax Dist:			
BUILDING MARKET VALUE			2,543,501	
TOTAL MARKET OB/XF VALUE			81,855	
TOTAL LAND VALUE - MARKET			2,300,000	
TOTAL MARKET VALUE			4,925,356	
SOH/AGL Deduction			0	
ASSESSED VALUE			4,925,356	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			4,875,356	
TOTAL JUST VALUE			4,925,356	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			4,712,592	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240003281	INGROUND SWIMMING	400,000	03/21/2024
230005003	RMDL INTERIOR	500,000	04/18/2023
230003826	DEMO INTERIOR	55,000	03/22/2023
M14444	REMODEL	1,200	04/01/2009
E21673	ELEC OTHER	3,000	03/01/2009
B22025	REMODEL	200,000	10/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2616/1763	1/30/2023	WD	Q	I	01	6,000,000

GRANTOR: ERDAHL FAMILY TRUST
GRANTEE: CALAVAN MATTHEW & K
2515/1985 | 10/29/2021 | WD | U | I | 11 | 100
GRANTOR: ERDAHL MARILYN J QUAL
GRANTEE: ERDAHL FAMILY TRUST

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2000] W57S13 FGR=[YR=2000] S11 FOP=[YR=2000] S1PTO=[YR=2000] W7S16E5 FOP=[YR=2000] S3E9N5W9S2\$N2E9N10W7N4\$S4E7N5W7\$E7S20E43N2 FOP=[YR=2000] E9N5W9S5\$N5 PTO=[YR=2000] E7N9 FOP=[YR=2000] N5W7S5E7 \$W7S9\$N19W22S2W6N3W7N4W15\$E1S4E7S3E6N2E22S5E7N23\$ PTR=E15 UOP=[YR=2009] E56S10 FUS=[YR=2009] S10 FUS=[YR=2000] S19W7S15W4 BAL=[YR=2009] S4W9N4E9\$ W13 FOP=[YR=2000] S2W8N4E8S2\$N2W8S2W4 BAL=[YR=2009] S4W9N4E9\$W13N15W7N19 BAS=[YR=2009] N10E17S10W17\$ E17N10E3N6E15S6E4S10E17\$W17N10E17\$W21N6W15S6W20N10\$ W15 \$PTR=N15 UOP=[YR=2000] N7W3S1W15 UOP=[YR=2000] N2 FUS=[YR=2000] N6E7N28 FOP=[YR=2000] N7 UOP=[YR=2009]	

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
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	84	1,680	
2	0825	BRICK	0 100	0	0	3,766.00	SF	12.50	12.50	100	2000	2000	3	94	44,251	
3	1126	CB/STC 8"	0 100	0	0	340.00	SF	8.00	8.00	100	2000	2000	3	79	2,149	
4	0861	POOL GUNIT	0 100	0	0	352.00	SF	85.00	85.00	100	2000	2000	3	25	7,480	
5	0810	CONCRETE A	0 100	15	16	240.00	SF	6.50	6.50	100	1997	1997	3	73	1,139	
6	0462	ST/AL FNC	0 100	0	0	370.00	SF	10.00	10.00	100	2000	2000	3	28	1,036	
7	0835	QUARY TILE	0 100	0	0	698.00	SF	10.00	10.00	100	2000	2000	3	79	5,514	
8	0825	BRICK	0 100	0	0	114.00	SF	12.50	12.50	100	2000	2000	3	94	1,340	
9	0810	CONCRETE A	0 100	11	5	55.00	SF	6.50	6.50	100	2000	2000	3	79	282	
10	0410	ELEVATOR	0 100	0	0	1.00	UT	15,000.00	15,000.00	100	2000	2000	3	100	15,000	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000120	C	SFR OCN FT	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	2,300,000.00	2,300,000.00	2,300,000								



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																																																	
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REVIEW DATE 03/05/2024 BY DJ Total Acres: 0.00 Total Land Value: 2,300,000 Market: 0 Agricultural: 0 Common: 2,300,000 PRINTED 08/06/2024 BY SYS																																																																																																																																																																																																																																																																																																																					