

LOT 11
IN OR 2223/1289
DUNES ROW PHASE II PB 5/315

MULLMAN JOHN P
10 DUNES ROW
FERNANDINA BEACH, FL 32034

2024

02-6N-29-0390-0011-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 80
Exterior Wall	17 CB STUCCO 20
Roof Structur	08 IRREGULAR 100
Roof Cover	07 CONC TILE 100
Interior Wall	05 DRYWALL 70
Interior Wall	08 DECORATIVE 30
Interior Floo	11 CLAY TILE 50
Interior Floo	12 HARDWOOD 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	6 100
Frame	02 WOOD FRAME 100
Stories	3. 100
Units	0 100

Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	10
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NEIGHBORHOOD/LOC	10003.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,946	100	1,946	612,573
BAS	70	100	70	22,035
FEP	70	80	56	17,628
FGR	1,302	55	716	225,386
FOP	50	30	15	4,721
FOP	194	30	58	18,258
FOP	194	30	58	18,258
FST	36	55	20	6,296
FST	172	55	95	29,905
FUS	1,394	100	1,394	438,812
TOTALS	9,110		6,750	2,124,804

EXTRA FEATURES	
L N	OB/XF CODE

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	77	1,540	
2	0410	ELEVATOR	0	0	0	0	1.00	UT	20,000.00	20,000.00	100	1995	1995	3	100	20,000	
3	0812	CONCRETE C	0	0	0	0	2,572.00	SF	4.00	4.00	100	1995	1995	3	70	7,202	
4	0825	BRICK	0	0	0	0	95.00	SF	12.50	12.50	100	1995	1995	3	91	1,081	
5	0810	CONCRETE A	0	0	0	0	210.00	SF	6.50	6.50	100	1995	1995	3	70	956	
6	1126	CB/STC 8"	0	0	0	0	293.00	SF	8.00	8.00	100	1995	1995	3	70	1,641	
7	0810	CONCRETE A	0	0	0	0	25.00	SF	6.50	6.50	100	1995	1995	3	70	114	
8	0825	BRICK	0	0	0	0	1,406.00	SF	12.50	12.50	100	1995	1995	3	91	15,993	

LAND DESCRIPTION	
L N	USE CODE
1	000120

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	6,750	244.0218	366.03	2,470,702	1995	1995	0	0	0 14.00	86.00

1 SFR CUST - 0% - 0

Heated Area: 5392

HX Base Yr

FOP 1995

FUS 1995

FGR 1995

FST 1995

UOP 1995

BAS 1995

UOP 2007

FUS 1995

** This building has 16 Sub-Areas

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		2,124,804	
TOTAL MARKET OB/XF VALUE		48,527	
TOTAL LAND VALUE - MARKET		2,300,000	
TOTAL MARKET VALUE		4,473,331	
SOH/AGL Deduction		32,609	
ASSESSED VALUE		4,440,722	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		4,440,722	
TOTAL JUST VALUE		4,473,331	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		4,279,158	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25470	ADDITION	29,687	01/01/2012
B24760	REMODEL	8,250	05/01/2011
B9906269	REMODEL	850	07/01/1999
V9900047	REMODEL	1,500	07/01/1999
B9400768	NEW CONSTR	627,000	02/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2223/1289	9/13/2018	WD	Q	I	01
GRANTOR:ERICKSON JOHN RUSSELL					
GRANTEE:MULLMAN JOHN P					
1831/0057	12/17/2012	QC	U	I	11
GRANTOR:ERICKSON JOHN R & KIM					
GRANTEE:ERICKSON KIMBERLY D					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1995] W17 UOP=[YR=1995] N7 W1 N3 W6 N5 W13 S5 W20 S4 W1 S6 BAS=[YR=2013] W3 S10 E7 N10W4 \$ E7 N3 E8 S3 E5 FOP=[YR=1995] S7E18N10 W2 N1 W14 S1 W2 S3 \$ N3 E2N1 E14 S1E2S3 E3 \$ W3 S7W18 N7 W5 N3 W8 S3 W3 S10 W5 S28UOP=[YR=1995] S19E23S2E3S1 E8N1E3N3 UOP=[YR=2007] E10 S45 E8 N53 W18 S8\$ N11 W14 N9W9 FST=[YR=1995] N6W5S8 E3N2E2\$ W2 S2 W12 \$ E9 N8E5S6 E4 N6E5S15 E14N14 E22 N31 \$ PTR=E15 FUS=[YR=1995] E7 N3 E8S3E6UOP=[YR=1995] N3 E2N1E14 S1 E2 S6W18 N3 \$S3 E18 S28W2 S14W14 N7E9 N8 W14 S5 W6 S2 W2 UOP=[YR=1995] S5W7N5E7\$ W10 N37 \$W15 \$ PTR= N30 FUS=[YR=1995] N14E6 FOP=[YR=1995] S5 E10 N5W10 \$ E16N31 W20 FOP=[YR=1995] N3W2 N1 W14 S1 W2 S10 E18 N7 \$ S7 W18N7W6 N3 W8	

LAND DESCRIPTION										TOTAL OB/XF										48,527									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		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												