

LOT 12  
IN OR 1893/772  
DUNES ROW PHASE II PB 5/315

FLANNERY THOMAS & PATRICIA  
8 DUNES ROW  
FERNANDINA BEACH, FL 32034

2024

02-6N-29-0390-0012-0000



| 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 90     |
| Interior Wall            | 08 | DECORATIVE 10  |
| Interior Floo            | 15 | HARDTILE 100   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 5.5 100        |
| Frame                    | 03 | MASONRY 100    |
| Stories                  | 4. | 4. 100         |
| Units                    |    | 0 100          |

|                  |          |                  |
|------------------|----------|------------------|
| 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 |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,071            | 100         | 1,071        | 354,466              |
| BAS       | 2,284            | 100         | 2,284        | 755,929              |
| FGR       | 462              | 55          | 254          | 84,066               |
| FGR       | 720              | 55          | 396          | 131,063              |
| FOP       | 96               | 30          | 29           | 9,598                |
| FOP       | 143              | 30          | 43           | 14,231               |
| FOP       | 344              | 30          | 103          | 34,090               |
| FOP       | 724              | 30          | 217          | 71,820               |
| FST       | 30               | 55          | 16           | 5,295                |
| FST       | 48               | 55          | 26           | 8,605                |
| TOTALS    | 12,169           |             | 8,795        | 2,910,855            |

| EXTRA FEATURES |            |             |     |     |   |   |          |    |           |
|----------------|------------|-------------|-----|-----|---|---|----------|----|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R     |
| 1              | 0504       | FP-ELECTRI  | 0   | 0   | 0 | 0 | 2.00     | UT | 2,000.00  |
| 2              | 0810       | CONCRETE A  | 0   | 0   | 0 | 0 | 2,625.00 | SF | 6.50      |
| 3              | 0825       | BRICK       | 0   | 0   | 0 | 0 | 2,944.00 | SF | 12.50     |
| 4              | 0861       | POOL GUNIT  | 0   | 0   | 0 | 0 | 735.00   | SF | 85.00     |
| 5              | 0857       | SANDSTONE/  | 0   | 0   | 0 | 0 | 515.00   | SF | 16.00     |
| 6              | 1126       | CB/STC 8"   | 0   | 0   | 0 | 0 | 1,059.00 | SF | 8.00      |
| 7              | 0410       | ELEVATOR    | 0   | 0   | 0 | 0 | 1.00     | UT | 25,000.00 |
| 8              | 0877       | JACUZZI     | 0   | 0   | 0 | 0 | 1.00     | UT | 1,000.00  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000120   | C   | SFR OCN FT           | 0   |     | PUD      | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS  |     |           |             |                |                |      |      |      |      |      |        |       |
|---------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |
| 0500                | 12  | 8,795     | 242.4638    | 363.70         | 3,198,742      | 1998 | 2005 | 0    | 0    | 0    | 9.00   | 91.00 |
| 1 SFR CUST - 0% - 0 |     |           |             |                |                |      |      |      |      |      |        |       |
| Heated Area: 7150   |     |           |             |                |                |      |      |      |      |      |        |       |
| HX Base Yr          |     |           |             |                |                |      |      |      |      |      |        |       |
|                     |     |           |             |                |                |      |      |      |      |      |        |       |
|                     |     |           |             |                |                |      |      |      |      |      |        |       |

\*\* This building has 20 Sub-Areas  
8 DUNES ROW, FERNANDINA BEACH

|          |
|----------|
| BLD DATE |
| XF DATE  |
| INC DATE |

|           |
|-----------|
| LGL DATE  |
| LAND DATE |
| AG DATE   |

04/10/2024 MLU

| NASSAU COUNTY PROPERTY    |              | PAGE 1 of 1 | 5         |
|---------------------------|--------------|-------------|-----------|
| VALUATION SUMMARY         |              | STANDARD    |           |
| VALUATION BY              | Tax Group: 5 | Tax Dist:   |           |
| BUILDING MARKET VALUE     |              |             | 2,910,855 |
| TOTAL MARKET OB/XF VALUE  |              |             | 102,598   |
| TOTAL LAND VALUE - MARKET |              |             | 2,300,000 |
| TOTAL MARKET VALUE        |              |             | 5,313,453 |
| SOH/AGL Deduction         |              |             | 176,979   |
| ASSESSED VALUE            |              |             | 5,136,474 |
| TOTAL EXEMPTION VALUE     |              |             | 0         |
| BASE TAXABLE VALUE        |              |             | 5,136,474 |
| TOTAL JUST VALUE          |              |             | 5,313,453 |
| NCON VALUE                |              |             | 0         |
| INCOME VALUE              |              |             |           |
| PREVIOUS YEAR MKT VALUE   |              |             | 5,084,902 |

| PERMIT NUM | DESCRIPTION | AMT       | ISSUED     |
|------------|-------------|-----------|------------|
| B1810214   | REMODEL     | 57,311    | 10/08/2018 |
| 17003812   | SWIM POOL   | 60,000    | 04/28/2017 |
| B9603444   | SWIM POOL   | 35,000    | 11/01/1996 |
| B9603423   | NEW CONSTR  | 1,100,000 | 10/01/1996 |

| SALES DATA                   |            |           |     |     |        |            |
|------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1893/0772                    | 12/10/2013 | WD        | Q   | I   | 01     | 4,100,000  |
| GRANTOR: LUKE M JEAN TRUSTEE |            |           |     |     |        |            |
| GRANTEE: FLANNERY THOMAS & P |            |           |     |     |        |            |
| 1526/1471                    | 9/24/2007  | WD        | U   | I   | 01     | 100        |
| GRANTOR: LUKE M JEAN         |            |           |     |     |        |            |
| GRANTEE: LUKE M JEAN TRUSTEE |            |           |     |     |        |            |

| BUILDING NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FGR=[YR=1998] W2 N2 W2 N2 W11 S1 BAS=[YR=1998] W6 S1 W4 S4 W17 FST=[YR=1998] N4 W3 N1 W13 S1 W3 S11 FGR=[YR=1998] S20 UOP=[YR=1998] W11 S22 E7 FOP=[YR=1998] E15 N2 E4 S1 E5 N1 E2 S8 E13 N8 E3 S1 E5 N1 E4 S2 E14 N11 W18 N6 W3 UOP=[YR=1998] W3S9E3 N9S9W20 UOP=[YR=1998] N9FST=[YR=1998] N5W6S5E6\$W3 S9E3\$W3N9W3S6W18S11\$ N18E4N4\$ S4W4S7E18N31W14\$E14N2E4N5E1\$W1 S5FST=[YR=1998] W4S8E6N8W2\$E2S8W6S14 E6S14E17N9E6N18E3N19S519W3S24 E18N40\$PTR= E20 UOP=[YR=1998] E4 FOP=[YR=1998] E60S8BAS=[YR=1998] S29 UOP=[YR=1998] S21W14S16W1S1W1S4W8N5 E5N11W5S2W4S1W8N1W4N2W5S11E5S5 W8N4W1N1W1N16W14N18E4S1E20S11 FOP=[YR=1998] S6E16 N6W16\$E16N11E22 |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             | TOTAL OB/XF |     |          |        |         |              |                |            |                             |      | 102,598 |      |     |    |        |  |  |  |  |  |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|----------|--------|---------|--------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|--|
| 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 |  |  |  |  |  |
| 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  |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |              |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |