

LITTLE DUNES PHASE 3 PB 6/56

5 LITTLE DUNES CIRCLE

2024

02-6N-29-DCL0-0005-0000

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMNT CD CONSTRUCTION					TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND												VALUATION SUMMARY																							
Exterior Wall 10 ABOVE AVG 100					0500	11	2,268	151.9392	227.91	516,900	1998	2003	0	0	9.50	90.50	VALUATION BY				STANDARD																			
Roof Structur 03 GABLE/HIP 100					1 SFR CUST - 100% - 2020												Heated Area: 2096												HX Base Yr 2020				Tax Group: 5				Tax Dist:			
Roof Cover 05 COMP SHNGL 100																	BUILDING MARKET VALUE				467,794																			
Interior Wall 03 DRYWALL 100																	TOTAL MARKET OB/XF VALUE				11,208																			
Interior Floo 12 HARDWOOD 60																	TOTAL LAND VALUE - MARKET				350,000																			
Interior Floo 14 CARPET 40																	TOTAL MARKET VALUE				829,002																			
Air Condition 03 CENTRAL 100																	SOH/AGL Deduction				276,228																			
Heating Type 04 AIR DUCTED 100					ASSESSED VALUE				552,774																															
Bedrooms 3 100					TOTAL EXEMPTION VALUE				HX HB				50,000																											
Bathrooms 3 100					BASE TAXABLE VALUE				502,774																															
Frame 02 WOOD FRAME 100					TOTAL JUST VALUE				829,002																															
Stories 2. 2. 100					NCON VALUE				0																															
Units 0 100					INCOME VALUE																																			
					PREVIOUS YEAR MKT VALUE				758,162																															
Quality 05 Quality Level 05																	PERMIT NUM				DESCRIPTION				AMT				ISSUED											
DOR CODE 0100 SINGLE FAMILY																	20214772				REPAIR/RRF				0				05/01/2021											
MAP NUM MKT AREA 10																	B9805069				NEW CONSTR				7,875				06/01/1998											
NEIGHBORHOOD/LOC 10003.010																	B9804578				NEW CONSTR				140,000				01/01/1998											
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																																								
BAS 1,198 100 1,198 247,098																																								
FOP 112 30 34 7,013																																								
FSP 110 40 44 9,075																																								
FUS 898 100 898 185,220																																								
UDC 273 25 68 14,026																																								
UOP 8 20 2 413																																								
UOP 8 20 2 413																																								
UST 50 45 22 4,538																																								
TOTALS 2,657 2,268 467,794																																								
EXTRA FEATURES					5 LITTLE DUNES CIR, FERNANDINA BEACH												BLD DATE								LGL DATE															
																	XF DATE								LAND DATE															
																	INC DATE								AG DATE															
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																	04/10/2024				MLU																			
1 0504 FP-ELECTRI 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 1998 1998 3 81 1,620																																								
2 0810 CONCRETE A 0 100 0 0 292.00 SF 6.50 6.50 100 1998 1998 3 75 1,424																																								
3 0810 CONCRETE A 0 100 0 0 112.00 SF 6.50 6.50 100 1998 1998 3 75 546																																								
4 1075 TRELLIS G 0 100 6 5 30.00 SF 35.00 35.00 100 1998 1998 3 26 273																																								
5 0825 BRICK 0 100 0 0 622.00 SF 12.50 12.50 100 1998 1998 3 93 7,231																																								
6 0441 STK FNC 4' 0 100 0 0 74.00 LF 6.50 6.50 100 1998 1998 3 20 96																																								
7 1242 WD DECK A 0 100 3 3 9.00 SF 10.00 10.00 100 1998 1998 3 20 18																																								
LAND DESCRIPTION					TOTAL OB/XF 11,208																																			
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 000140 C SFR GOLF A 100 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 350,000.00 350,000.00 350,000																																								