

LOT 8
IN OR 2195/1035
LITTLE DUNES PHASE #2 PB 5/365

STARK KARLA S REV LIVING TRUST/STARK KARLA S TRUST
8 LITTLE DUNES CIR
FERNANDINA BEACH, FL 32034

2024

02-6N-29-DCLO-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

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Quality 05 Quality Level 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 10

NEIGHBORHOOD/LOC 10003.010

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,208	100	1,208	224,564
FOP	36	30	11	2,045
FOP	132	30	40	7,436
FSP	110	40	44	8,179
FUS	920	100	920	171,025
UDC	273	25	68	12,641
UOP	18	20	4	744
UST	18	45	8	1,487
UST	40	45	18	3,346

TOTALS 2,755 2,321 431,467

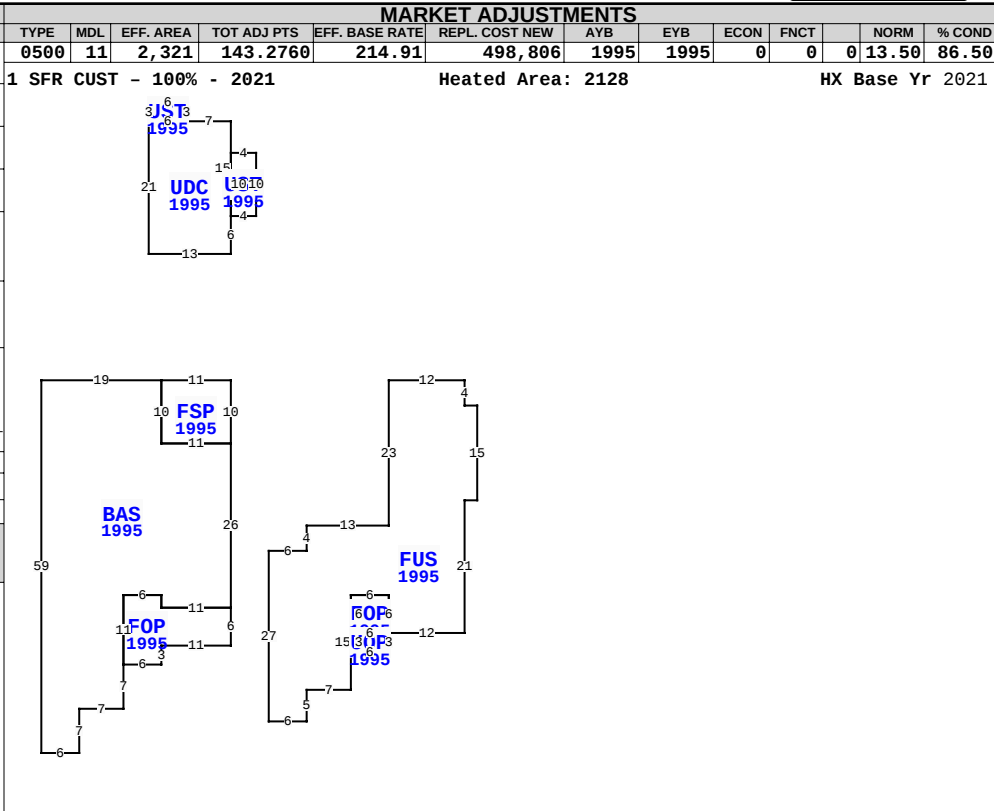
EXTRA FEATURES

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	1995	1995	3	77	1,540	
2	0810	CONCRETE A	0 100	0	0	201.00	SF	6.50	6.50	100	1995	1995	3	70	915	
3	0810	CONCRETE A	0 100	15	4	60.00	SF	6.50	6.50	100	1995	1995	3	70	273	
4	0825	BRICK	0 100	0	0	297.00	SF	12.50	12.50	100	1995	1995	3	91	3,378	
5	0441	STK FNC 4'	0 100	0	0	85.00	LF	6.50	6.50	100	1995	1995	3	20	111	

LAND DESCRIPTION

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 04/28/2021 BY RK



8 LITTLE DUNES CIR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 6,217

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 5

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		431,467
TOTAL MARKET OB/XF VALUE		6,217
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		787,684
SOH/AGL Deduction		298,153
ASSESSED VALUE		489,531
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		439,531
TOTAL JUST VALUE		787,684
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		718,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000409	REMODEL	25,000	01/15/2020
B9401468	GARAGE	4,862	12/01/1994
B9401466	NEW CONSTR	70,335	11/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2195/1035	5/04/2018	WD	Q	I	02	624,000

GRANTOR: ROBBINS KENNETH M & C

GRANTEE: STARK KARLA S REVOC

1224/1123 4/22/2004 WD Q I 560,000

GRANTOR: CONLISK JOHN R JR

GRANTEE: ROBBINS KENNETH & C

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1995] W11 BAS=[YR=1995] W19 S59 E6 N7 E7 N7
FOP=[YR=1995] E6 N3 E11 N6 W11 N2 W6 S11\$ N11 E6 S2 E11 N26
W11 N10\$ S10 E11 N10\$ PTR= E25 FUS=[YR=1995] E12 S4 E2 S15 W2
S21 W12 FOP=[YR=1995] N6 W6 S6 UOP=[YR=1995] S3 E6 N3 W6\$ E6\$
N6 W6 S15 W7 S5 W6 N27 E6 N4 E13 N23 \$ W25\$ PTR= N20
UDC=[YR=1995] N6 UST=[YR=1995] E4 N10 W4 S10\$ N15 W7
UST=[YR=1995] N3 W6 S3 E6\$ W6 S21 E13\$ S20\$.

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