



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	12	HARDWOOD 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

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	1,198	100	1,198	239,803
FOP	112	30	34	6,806
FSP	110	40	44	8,807
FUS	910	100	910	182,155
UCP	273	20	55	11,009
UOP	6	20	1	200
UOP	8	20	2	401
UST	20	45	9	1,801
UST	40	45	18	3,603
TOTALS	2,677		2,271	454,586

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
1	0810	CONCRETE A	0	0	0	0	340.00	SF	6.50	6.50	100	2000	2000	3
2	0810	CONCRETE A	0	0	6	4	24.00	SF	6.50	6.50	100	2000	2000	3
3	0825	BRICK	0	0	0	0	270.00	SF	12.50	12.50	100	2000	2000	3
4	0441	STK FNC 4'	0	0	0	0	32.00	LF	6.50	6.50	100	2000	2000	3
5	1242	WD DECK A	0	0	0	0	107.00	SF	10.00	10.00	100	2000	2000	3
6	0300	BOAT DCK W	0	0	12	8	96.00	SF	40.00	40.00	100	2000	2000	3
7	1075	TRELLIS G	0	0	6	6	36.00	SF	35.00	35.00	100	2000	2000	3

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
1	000140	C	SFR GOLF A	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,271	149.9400	224.91	510,771	2000	2000	0	0	0	89.00
1 SFR CUST - 0% - 0 Heated Area: 2108 HX Base Yr											
11 LITTLE DUNES CIR, FERNANDINA BEACH											
BLD DATE 04/10/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE			454,586
TOTAL MARKET OB/XF VALUE			6,726
TOTAL LAND VALUE - MARKET			350,000
TOTAL MARKET VALUE			811,312
SOH/AGL Deduction			144,248
ASSESSED VALUE			667,064
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			667,064
TOTAL JUST VALUE			811,312
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			741,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007213	CARPORT	5,000	06/01/2000
B9906437	NEW CONSTR	150,000	09/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2395/1170	9/25/2020	WD	Q	I	01	712,000
GRANTOR: SHIPWAY JOHN F & LYNN						
GRANTEE: MUIA THOMAS J						
2192/1478	4/27/2018	WD	Q	I	01	645,000
GRANTOR: GREEN A CHRISTIAN DR						
GRANTEE: SHIPWAY JOHN F & LY						

BUILDING NOTES														
BAS=[YR=2000] W19 FSP=[YR=2000] W11 S3 UOP=[YR=2000] W2 S4 E2 N4 \$ S7 E11 N10 \$ S10 W11 S26 FOP=[YR=2000] S6 E11 UOP=[YR=2000] S1 E6 N1 W6 \$ E6 N8 W5 S2 W12 \$ E12 N2 E5 S18 E7 S5 E6 N57 \$ PTR= E15 FUS=[YR=2000] E2 N4 E11 S24 E13 S4 E6 S27 W6 N5 W7 N10 W17 N21 W2 N15 \$ W15 \$ PTR= N15 UCP=[YR=2000] N5 UST=[YR=2000] E4 N10 W4 S10 \$ N16 W8 UST=[YR=2000] N4 W5 S4 E5 \$ W5 S21 E13 \$ S15 \$.														

TOTAL OB/XF 6,726														
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
1	000140	C	SFR GOLF A	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00