LOT 33
IN OR 1765/1352 & OR 1765/1356
LITTLE DUNES PB 5 PG 340

ROUNSAVILLE NANCY 2011 VACATION TRUST/PARDEN KELLY
2575 PEACHTREE ROAD NE APT 11A
ATLANTA, GA 30305

2024

02-6N-29-DCLO-0033-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05

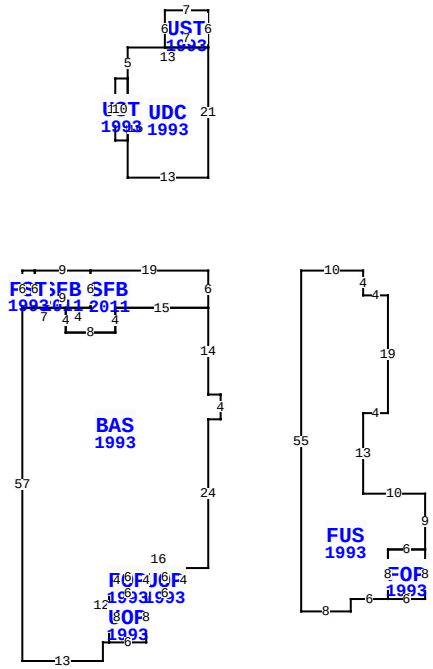
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10003.010		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,443	100	1,443	282,260
FOP	24	30	7	1,369
FOP	48	30	14	2,739
FST	12	55	7	1,369
FUS	744	100	744	145,531
SFB	54	80	43	8,411
SFB	146	80	117	22,886
UDC	273	25	68	13,301
UOP	24	20	5	978
UOP	48	20	10	1,956
TOTALS	2,878		2,486	486,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,486	148.1856	222.28	552,588	1993	1998	0	0	0	12.00	88.00

1 SFR CUST – 0% - 0 Heated Area: 2347 HX Base Yr



** This building has 12 Sub-Areas

33 LITTLE DUNES CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	486,277
TOTAL MARKET OB/XF VALUE	4,579
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	840,856
SOH/AGL Deduction	147,015
ASSESSED VALUE	693,841
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	693,841
TOTAL JUST VALUE	840,856
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	769,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1765/1356	11/17/2011	QC	U	I	11	100
GRANTOR: ROUNSAVILLE NANCY						
GRANTEE: ROUNSAVILLE TODD P						
1765/1352	11/17/2011	QC	U	I	11	100
GRANTOR: ROUNSAVILLE NANCY						
GRANTEE: PARDEN KELLY R TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2011] W19 SFB=[YR=2011] W9 FST=[YR=1993] W2 S6
BAS=[YR=1993] S57 E13 N3 E1 UOP=[YR=1993] E6 N8 UOP=[YR=1993]
E6 N4 W6 FOP=[YR=1993] W6 S4 E6 N4$ S4$ W6 S8$ N12 E16 N24 E2
N4 W2 N14 W15 S4 W8 N4 W7$ E2 N6$ S6 E9 N6$ S6W4 S4 E8 N4 E15
N6$ PTR=E15 FUS=[YR=1993] E10 S4 E4 S19 W4 S13 E10 S9
FOP=[YR=1993] S8 W6 N8 E6$ W6S8 W6 S2 W8 N55$ W15$ PTR=N15
UDC=[YR=1993] N21 UST=[YR=1993] N6 W7 S6 E7$ W13 S5
UST=[YR=1993] W2 S10 E2 N10$ S16 E13$S15$.

EXTRA FEATURES

LN	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	1993	1993	3	74	1,480	
2	0810	CONCRETE A	0	0	0	0	307.00	SF	6.50	6.50	100	1993	1993	3	66	1,317	
3	0810	CONCRETE A	0	0	0	0	73.00	SF	6.50	6.50	100	1993	1993	3	66	313	
4	0820	WOOD WALK	0	0	0	0	108.00	SF	11.75	11.75	100	1993	1993	3	40	508	
5	0300	BOAT DCK W	0	0	13	8	104.00	SF	40.00	40.00	100	1993	1993	3	20	832	
6	0441	STK FNC 4'	0	0	0	0	99.00	LF	6.50	6.50	100	1993	1993	3	20	129	

LAND DESCRIPTION

TOTAL OB/XF 4,579

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS