LOT 35
LITTLE DUNES PB 5/340

WISE STEVEN C &/ISHEE JENNIFER G
35 LITTLE DUNES CIR
FERNANDINA BEACH, FL 32034-1252

2024

02-6N-29-DCLO-0035-0000

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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
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

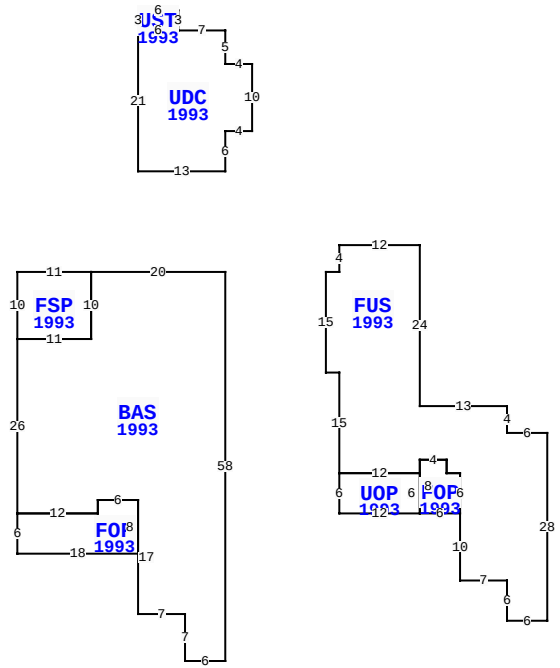
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10003.010

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,231	100	1,231	240,929
FOP	44	30	13	2,544
FOP	120	30	36	7,046
FSP	110	40	44	8,612
FUS	840	100	840	164,403
UDC	313	25	78	15,266
UOP	72	20	14	2,740
UST	18	45	8	1,566
TOTALS	2,748		2,264	443,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,264	152.6056	228.91	518,252	1993	1993	0	0	0	14.50	85.50

1 SFR CUST – 100% - 2022 Heated Area: 2071 HX Base Yr 2022



35 LITTLE DUNES CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		443,105
TOTAL MARKET OB/XF VALUE		7,725
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		800,830
SOH/AGL Deduction		253,940
ASSESSED VALUE		546,890
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		496,890
TOTAL JUST VALUE		800,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		731,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B8179	NEW CONSTR	115,191	06/16/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/1869	12/29/2021	WD	Q	I	01	765,000
GRANTOR: DEVANE TENNESSEE COMM						
GRANTEE: WISE STEVEN C & JEN						
2014/0341	11/10/2015	QC	U	I	11	100
GRANTOR: DEVANE SAM B & DENISE						
GRANTEE: DEVANE TENNESSEE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FSP=[YR=1993] W11 S10 E11 N10$ S10 W11 S26 FOP=[YR=1993] S6 E18 N8 W6 S2 W12$ E12 N2 E6 S17 E7 S7 E6N58$ PTR=E15 FUS=[YR=1993] E2 N4 E12 S24E13 S4 E6 S28 W6 N6 W7 N10 FOP=[YR=1993] W6 UOP=[YR=1993] W12 N6 E12 S6$ N8 E4 S2 E2 S6$ N6 W2 N2 W4 S2 W12 N15 W2 N15$ W15$ PTR=N15 UDC=[YR=1993] N6 E4 N10 W4 N5 W7 UST=[YR=1993] N3 W6 S3 E6$ W6 S21 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	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	74	1,480	
2	0810	CONCRETE A	0	100	0	0	346.00	SF	6.50	6.50	100	1993	1993	3	66	1,484	
3	0825	BRICK	0	100	0	0	294.00	SF	12.50	12.50	100	1993	1993	3	89	3,271	
4	0820	WOOD WALK	0	100	0	0	112.00	SF	11.75	11.75	100	1993	1993	3	40	526	
5	0300	BOAT DCK W	0	100	14	8	112.00	SF	40.00	40.00	100	1993	1993	3	20	896	
6	0441	STK FNC 4'	0	100	0	0	52.00	LF	6.50	6.50	100	1993	1993	3	20	68	

LAND DESCRIPTION

TOTAL OB/XF 7,725

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	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 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