

LOT 39
IN OR 1239/320
LITTLE DUNES PHASE 5 PB 6/205

BILLINGTON STUART S & NANCY
39 LITTLE DUNES CIRCLE
FERNANDINA BEACH, FL 32034

2024

02-6N-29-DCLO-0039-0000



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 Floor	12	HARDWOOD 50
Interior Floor	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	1,305	100	1,305	255,039
BAS	102	100	102	19,934
FOP	107	30	32	6,254
FSP	110	40	44	8,599
FUS	1,246	100	1,246	243,509
UDC	273	25	68	13,289
UOP	8	20	2	391
UOP	10	20	2	391
UST	15	45	7	1,368
UST	50	45	22	4,300
TOTALS	3,226		2,830	553,073

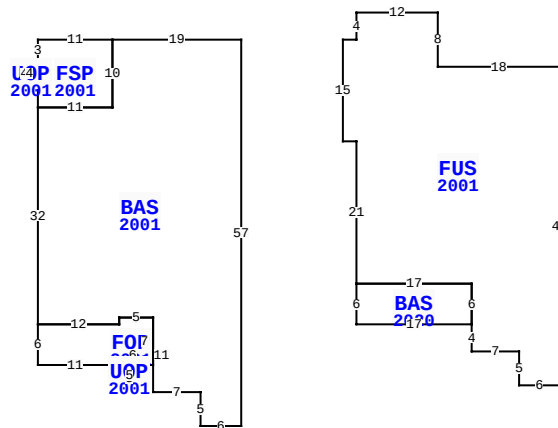
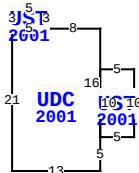
EXTRA FEATURES

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	2001	2001	3	85	1,700	
2	0810	CONCRETE A	0 100	0	0	336.00	SF	6.50	6.50	100	2001	2001	3	80	1,747	
3	0825	BRICK	0 100	0	0	260.00	SF	12.50	12.50	100	2001	2001	3	94	3,055	
4	1075	TRELLIS G	0 100	6	6	36.00	SF	35.00	35.00	100	2001	2001	3	29	365	
5	0810	CONCRETE A	0 100	10	5	50.00	SF	6.50	6.50	100	2001	2001	3	80	260	
6	0441	STK FNC 4'	0 100	0	0	51.00	LF	6.50	6.50	100	2001	2001	3	20	66	
7	0441	STK FNC 4'	0 100	0	0	15.00	LF	6.50	6.50	100	2001	2001	3	20	20	
8	1242	WD DECK A	0 100	42	4	168.00	SF	10.00	10.00	100	2001	2001	3	20	336	
9	0300	BOAT DCK W	0 100	12	14	168.00	SF	40.00	40.00	100	2001	2001	3	29	1,949	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	2,830	145.5744	218.36	617,959	2001	2001	0	0	10.50	89.50	
1 SFR CUST - 100% - 2005 Heated Area: 2653 HX Base Yr 2005												



39 LITTLE DUNES CIR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/10/2024 MLU

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		553,073	
TOTAL MARKET OB/XF VALUE		9,498	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		912,571	
SOH/AGL Deduction		294,734	
ASSESSED VALUE		617,837	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		567,837	
TOTAL JUST VALUE		912,571	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		838,032	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000066	REMODEL	23,600	01/03/2020
19012890	DEMOLITION	0	12/19/2019
E018008	NEW CONSTR	0	04/01/2001
M015000	H/AC	0	04/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1239/0320	6/18/2004	WD	Q	I		670,000	
GRANTOR: WALLERIUS JAMES V							
GRANTEE: BILLINGTON STUART S							
1102/1758	12/23/2002	WD	Q	I		600,000	
GRANTOR: WALLACE GLENN E JR &							
GRANTEE: WALLERIUS JAMES V							

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W19 FSP=[YR=2001] W11 S3 UOP=[YR=2001] W2 S4 E2 N4 \$ S7 E11 N10 \$ S10 W11 S32 FOP=[YR=2001] S6 E11 UOP=[YR=2001] S2 E5 N2 W5 \$ E6 N7 W5 S1 W12 \$ E12 N1 E5 S11 E7 S5 E6 N57 \$ PTR= E15 FUS=[YR=2001] E2 N4 E12 S8 E18 S47 W6 N5 W7 N4 BAS=[YR=2020] W17 N6 E17 S6 \$ N6 W17 N21 W2 N15 \$ W15 \$ PTR= N15 UDC=[YR=2001] N5 UST=[YR=2001] E5 N10 W5 S10 \$ N16 W8 UST=[YR=2001] N3 W5 S3 E5 \$ W5 S21 E13 \$ S15 \$