

LOT 49
IN OR 1557/1174
LITTLE DUNES PB 5/340

PRICE ROBERT W & BRENDA K
49 LITTLE DUNES CIRCLE
FERNANDINA BEACH, FL 32034

2024

02-6N-29-DCLO-0049-0000



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 50
Interior Wall	08	DECORATIVE 50
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 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	1,185	100	1,185	230,912
FOP	30	30	9	1,754
FOP	112	30	34	6,625
FSP	110	40	44	8,574
FUS	919	100	919	179,079
UDC	273	25	68	13,251
UST	30	45	14	2,728
UST	30	45	14	2,728

TOTALS	2,689		2,287	445,652
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0810	CONCRETE A	0	100	0	0	392.00	SF	6.50
3	0825	BRICK	0	100	0	0	260.00	SF	12.50
4	1075	TRELLIS G	0	100	5	5	25.00	SF	35.00
5	0441	STK FNC 4'	0	100	0	0	81.00	LF	6.50
6	0442	STK FNC 5'	0	100	0	0	8.00	LF	8.10

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	11	2,287	151.9392	227.91	521,230	1993	1993	0	0
1 SFR CUST - 100% - 2012									
Heated Area: 2104									
HX Base Yr 2012									
BLD DATE 04/10/2024									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/10/2024 MLU									

TOTAL OB/XF									
6,348									

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6,348									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE			445,652
TOTAL MARKET OB/XF VALUE			6,348
TOTAL LAND VALUE - MARKET			350,000
TOTAL MARKET VALUE			802,000
SOH/AGL Deduction			382,902
ASSESSED VALUE			419,098
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			369,098
TOTAL JUST VALUE			802,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			732,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B8213	NEW CONSTR	115,808	06/30/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1557/1174	3/26/2008	WD	U	I	01
GRANTOR: PRICE ROBERT W & BREN					SALE PRICE
GRANTEE: PRICE ROBERT W & BR					100
0662/1846	7/09/1992	WD	Q	V	
GRANTOR: DUNES CLUB CO II					51,000
GRANTEE: PRICE ROBT & BRENDA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W19 FSP=[YR=1993] W11 S10 E11 N10\$ S10 W11 S26									
FOP=[YR=1993] S6 E17 N8 W5 S2 W12\$ E12 N2 E5 S17 E7 S5									
E6N56\$ PTR=E15 FUS=[YR=1993] E2 N4 E12 S23E13 S4 E5 S28 W6 N6									
W7 N9 FOP=[YR=1993] W5 N6 E5 S6\$ N6 W5 S6 W12 N21 W2 N15 \$									
W15\$ PTR= N15 UDC=[YR=1993] N6 UST=[YR=1993] E3 N10 W3 S10\$									
N15 W13 S5 UST=[YR=1993] W3 S10 E3 N10\$ S16 E13\$ S15\$.									