UNIT 1726
(A/K/A UNIT 302 BLDG 3)
IN OR 1826/415

VILLAGE DUNES CLUB LLC
PO BOX 2285
VALDOSTA, GA 31604-2285

**2024**

**02-6N-29-DCV3-1726-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 3 100 |
| Recreation | 2 POOLS | 2 POOLS 100 |
| Recreation | TENNIS CT | TENNIS CT 100 |
| Location | SOUTH | SOUTH 100 |
| View Lump Sum | OCEAN | OCEAN 100 |
| Desirability | 3RD FLOOR | 3RD FLOOR 100 |
| Balcony | 1100SF FOP | 1100SF FOP 100 |
| Parking | U/G GAR 2 | U/G GAR 2 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3.5 100 |
| Oth Rooms | | 3 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0400 | CONDOMINIUM |
| MAP NUM | | MKT AREA 10 |
| NEIGHBORHOOD/LOC | 10004.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | 3,059 | | 3,059 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3123833 | | 3,059 | | | | 2006 | 2006 | 100 | 100 | 0 | | |

1 CONDO – 0% - 0

HX Base Yr

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE

1726 DUNES CLUB PL, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 5 | Tax Dist: |
| BUILDING MARKET VALUE | 2,432,250 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 2,432,250 |
| SOH/AGL Deduction | 277,095 |
| ASSESSED VALUE | 2,155,155 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 2,155,155 |
| TOTAL JUST VALUE | 2,432,250 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 2,385,100 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1826/0415 | 5/15/2012 | WD | U | I | 30 | 950,000 |
| GRANTOR: VILLAGE ASSOCIATES LT | | | | | | |
| GRANTEE: VILLAGE DUNES CLUB | | | | | | |
| 1513/1336 | 7/20/2007 | WD | Q | I | | 2,050,000 |
| GRANTOR: BARSTAD PAUL J & MELA | | | | | | |
| GRANTEE: VILLAGE ASSOCIATES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS