

UNIT 1711
 IN OR 1976/1253
 DUNES CLUB #4 OR 1497/247

GOLDOWSKI LYNN REVOCABLE TRUST/GOLDOWSKI LYNN CO-T
 258 EAST PARKWOOD RD
 DECATUR, GA 30030

2024

02-6N-29-DCV4-1711-0000


BUILDING CHARACTERISTICS			MARKET ADJUSTMENTS											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Floor		6 100	31	23834		3,192				2007	2007	100	100	0
Recreation	POOLS	2 POOLS 100	1 CONDO - 0% - 0											
Recreation	TENNIS CT	TENNIS CT 100	HX Base Yr											
Location	NORTH	NORTH 100												
View Lump Sum	OCEAN	OCEAN 100												
Desirability	FLOOR	6TH FLOOR 100												
Balcony	960SF FOP	960SF FOP 100												
Parking	DET1 U/G1	DET1 U/G1 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	3,192		3,192											

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		2,643,750
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		2,643,750
SOH/AGL Deduction		301,190
ASSESSED VALUE		2,342,560
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		2,342,560
TOTAL JUST VALUE		2,643,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,592,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008915	REMODEL - KITCHEN	45,000	06/10/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1976/1253	4/17/2015	WD	Q	I	02	1,427,500
GRANTOR: PACE RANDY J						
GRANTEE: GOLDOWSKI LYNN REVO						
1532/0228	10/24/2007	WD	Q	I		2,233,300
GRANTOR: DUNES CLUB VILLA COMP						
GRANTEE: PACE RANDY J						

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
1711 DUNES CLUB PL, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								