



BUILDING CHARACTERISTICS		CONSTRUCTION
ELEMENT	CD	
Floor		1 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	INTERIOR	INTERIOR 100
View	OCEAN	OCEAN 100
Desirability	FLOOR	1ST FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		% COND
		1,465				1984	1984	100	100	0	
1 CONDO - 0% - 0											
HX Base Yr											

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	1,465	1,465														
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

1607 SEA DUNES PL, FERNANDINA BEACH				
		BLD DATE		LGL DATE
		XF DATE		LAND DATE
		INC DATE		AG DATE

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

VALUATION BY			STANDARD		
Tax Group	5	Tax Dist			
BUILDING MARKET VALUE			813,000		
TOTAL MARKET OB/XF VALUE			0		
TOTAL LAND VALUE - MARKET			0		
TOTAL MARKET VALUE			813,000		
SOH/AGL Deduction			39,689		
ASSESSED VALUE			773,311		
TOTAL EXEMPTION VALUE			0		
BASE TAXABLE VALUE			773,311		
TOTAL JUST VALUE			813,000		
NCON VALUE			0		
INCOME VALUE			0		
PREVIOUS YEAR MKT VALUE			805,000		

PERMIT NUM				DESCRIPTION				AMT	ISSUED
B23120		REPAIR/RRF					4,150	12/01/2009	

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1085/0525	10/07/2002	WD	Q	I		475,000			

GRANTOR: THOMPSON J ANDY & NAN
 GRANTEE: KLABACKA MATHEW L &
 0862/1477 1/13/1999 WD Q I 300,000
 GRANTOR: ASHBURN & GRABE
 GRANTEE: THOMPSON J ANDY & N

BUILDING NOTES									

BUILDING DIMENSIONS									