UNIT 1623
PT OR 2090/143
SEA DUNES OR 424/1

PINE JEFFREY R TRUST/PINE JEFFREY TRUSTEE
1630 SEA DUNES PL
FERNANDINA BEACH, FL 32034

2024

02-6N-29-V003-1623-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	INTERIOR	INTERIOR 100
View	OCEAN	OCEAN 100
Desirability	3RD FLOOR	3RD FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
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	1,120		1,120	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300300		1,120				1984	1984	100	100	0		

1 CONDO – 100% - 2020 HX Base Yr 2020

1630 SEA DUNES PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		750,750
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		750,750
SOH/AGL Deduction		180,671
ASSESSED VALUE		570,079
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		520,079
TOTAL JUST VALUE		750,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		743,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23134	REPAIR/RRF	4,150	12/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2090/0143	12/20/2016	WD	Q	I	02	525,000
GRANTOR: ELLIOTT-GRACE FAMILY						
GRANTEE: JEFFREY PINE TRUST						
1064/0034	6/20/2002	WD	Q	I		525,000
GRANTOR: DAVIDHEISER RICHARD B						
GRANTEE: ELLIOTT-GRACE FAMIL						

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