

UNITS 1523 & 1524  
 IN OR 2029/1513  
 PIPER DUNES NORTH CONDO

LINWOOD TRUST/HIGGINBOTHAM ANN TRUSTEE  
 5949 SHERRY LN SUITE 1110  
 DALLAS, TX 75225

2024

02-6N-29-V0P0-1523-0000



BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
Floor		5 100	8307100		4,288				1994	1994	100	100	0			
Recreation	POOL	POOL 100	1 CONDO - 0% - 0											HX Base Yr		
Recreation	TENNIS CT	TENNIS CT 100														
Location	END	END 100														
View	OCEAN	OCEAN 100														
Desirability	5TH FLOOR	5TH FLOOR 100														
Balcony	FOP/PATIO	FOP/PATIO 100														
Parking	2 GARAGE	2 GARAGE 100														
Bedrooms		6 100														
Bathrooms		6.5 100														
Oth Rooms		2 100														
Quality	05	Quality Level 05														
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	4,288		4,288													

VALUATION SUMMARY		PAGE 1 of 1	5
VALUATION BY		STANDARD	
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE		3,228,050	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		3,228,050	
SOH/AGL Deduction		349,263	
ASSESSED VALUE		2,878,787	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,878,787	
TOTAL JUST VALUE		3,228,050	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,912,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001234	REMODEL	75,000	03/20/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2029/1513	2/16/2016	SW	U	I	11	100
GRANTOR: KERSHAW CLAYTON & LES						
GRANTEE: LINWOOD TRUST						
1897/0749	1/07/2014	WD	Q	I	02	1,950,000
GRANTOR: BERKMAN DAVID & BETTY						
GRANTEE: KERSHAW CLAYTON & L						

EXTRA FEATURES															BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
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				
1523 PIPER DUNES PL, FERNANDINA BEACH																				

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																								