UNIT 1538
IN OR 1899/1087
PIPER DUNES CONDO PHASE 2

SHANIN DONALD B & GABRIELLE K
1538 PIPER DUNES PL
FERNANDINA BEACH, FL 32034

2024

02-6N-29-V0P0-1538-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		5 100
Recreation	POOL	POOL 100
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	1 GARAGE	1 GARAGE 100
Bedrooms		3 100
Bathrooms		3 100
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	2,144		2,144	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8307100		2,144				1994	1994	100	100	0		

1 CONDO – 100% - 2019 HX Base Yr 2019

1538 PIPER DUNES PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,757,700
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,757,700
SOH/AGL Deduction		805,552
ASSESSED VALUE		952,148
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		902,148
TOTAL JUST VALUE		1,757,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,575,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23013	REPAIR/RRF	2,000	11/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1899/1087	1/28/2014	WD	Q	I	02	950,000
GRANTOR: DOLAN JOHN A & JEANNE						
GRANTEE: SHANIN DONALD B & G						
1570/0324	6/05/2008	WD	Q	I		1,275,000
GRANTOR: PACE RANDY J						
GRANTEE: DOLAN JOHN A & JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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