UNIT 1549
PIPER DUNES CONDO PHASE 1

BELL JEFFREY B
1570 COLHAM FERRY ROAD
WATKINSVILLE, GA 30677

2024

02-6N-29-V0P0-1549-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	END	END 100
View	OCEAN	OCEAN 100
Desirability	2ND FLOOR	2ND 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 – 0% - 0 HX Base Yr

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

1549 PIPER DUNES PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	1,724,220
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,724,220
SOH/AGL Deduction	24,720
ASSESSED VALUE	1,699,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,699,500
TOTAL JUST VALUE	1,724,220
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,545,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008115	REMODEL	170,000	09/25/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2574/1138	6/30/2022	WD	Q	I	01	1,975,000
GRANTOR: ROCHE LYNN & DOUGLAS						
GRANTEE: BELL JEFFREY B						
2296/0107	8/06/2019	WD	Q	I	01	1,330,000
GRANTOR: SELLERS RADER J						
GRANTEE: ROCHE LYNN & DOUGLA						

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