

UNIT 1550
IN OR 2015/602
PIPER DUNES CONDO PHASE 1

THOMPSON NANCY & ANDY FAMILY TRUST/THOMPSON JOHN A
4455 CAMP BOWIE BLVD STE 114-7
FORTH WORTH, TX 76107-3800

2024

02-6N-29-V0P0-1550-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
Floor		3	100	8307100				1994	1994	100	100	0																	
Recreation	POOL	1 CONDO - 0% - 0												HX Base Yr															
Recreation	TENNIS CT	TENNIS CT 100																											
Location	END	END 100																											
View	OCEAN	OCEAN 100																											
Desirability	FLOOR	3RD 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															
EXTRA FEATURES														1550 PIPER DUNES PL, FERNANDINA BEACH															
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													
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	DPH 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																													

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			435,812
ASSESSED VALUE			1,288,408
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,288,408
TOTAL JUST VALUE			1,724,220
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,545,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P014655	NEW CONSTR	2,200	04/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2015/0602	11/11/2015	WD	U	I	11	100	
GRANTOR: THOMPSON J ANDY							
GRANTEE: THOMPSON NANCY & AN							
0960/1514	12/05/2000	WD	Q	I		895,000	
GRANTOR: MCCORMACK T WAYNE							
GRANTEE: THOMPSON J ANDY							

BUILDING NOTES

BUILDING DIMENSIONS