

LOT 54
IN OR 2118/551
LONG POINT #1 PB 5/85-89

DUNLEVY LIVING TRUST/DUNLEVY TIMOTHY TRUSTEE
7 JUNIPER COURT
FERNANDINA BEACH, FL 32034

2024

03-6N-29-00LP-0054-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10

NEIGHBORHOOD/LOC 10007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	136	15	20	3,722
BAS	1,459	100	1,459	271,538
DCK	80	10	8	1,489
DCK	402	10	40	7,444
FGR	776	55	427	79,470
FOP	122	30	37	6,886
FUS	1,386	100	1,386	257,952
STR	117	10	12	2,233
STR	130	10	13	2,419

TOTALS	4,608		3,402	633,155
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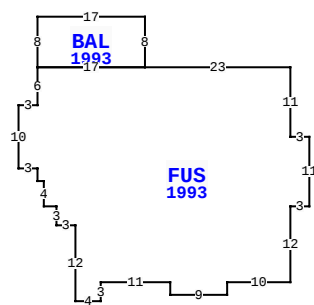
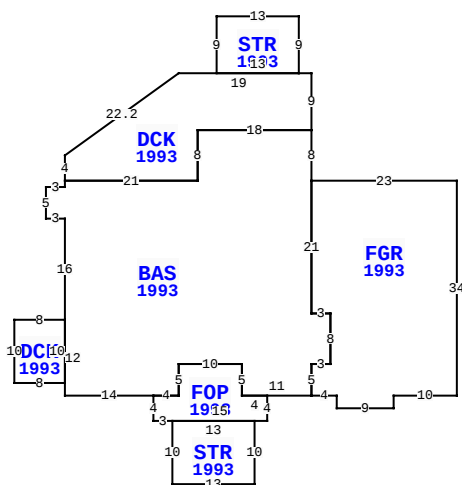
EXTRA FEATURES

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	70	1,400	
2	0810	CONCRETE A	0	100	0	0	286.00	SF	6.50	6.50	100	1991	1991	3	62	1,153	
3	0812	CONCRETE C	0	100	0	0	4,038.00	SF	4.00	4.00	100	1991	1991	3	62	10,014	
4	1126	CB/STC 8"	0	100	0	0	175.00	SF	8.00	8.00	100	1991	1991	3	62	868	

LAND DESCRIPTION			TOTAL OB/XF 13,435														
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
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	800,000.00	800,000.00	800,000

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,402	144.2707	216.41	736,227	1991	1995	0	0	0 14.00	86.00
1 SFR CUST - 100% - 2018						Heated Area: 2845			HX Base Yr 2018		



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 5										Tax Dist:	
BUILDING MARKET VALUE										633,155	
TOTAL MARKET OB/XF VALUE										13,435	
TOTAL LAND VALUE - MARKET										800,000	
TOTAL MARKET VALUE										1,446,590	
SOH/AGL Deduction										787,428	
ASSESSED VALUE										659,162	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										609,162	
TOTAL JUST VALUE										1,446,590	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										1,218,859	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1804102	FOPCOVER	6,500	04/23/2018
6983	NEW CONSTR	209,800	02/04/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2118/0551	5/03/2017	WD	Q	I	01	770,000	
GRANTOR: NELSON DOUGLAS D TRUS							
GRANTEE: DUNLEVY LIVING TRUS							
1669/0341	3/17/2010	WD	U	I	30	100	
GRANTOR: NELSON DOUGLAS D							
GRANTEE: NELSON DOUGLAS D TR							

BUILDING NOTES

BUILDING DIMENSIONS
FGR=[YR=1993] W23 BAS=[YR=1993] N8 DCK=[YR=1993] N9 W2
STR=[YR=1993] N9W13S9 E13\$ W19 D13 L18 S4 E21 N8 E18\$ W18
S8W21 S1 W3 S5 E3 S16 DCK=[YR=1993] W8S10 E8 N10\$ S12 E14
FOP=[YR=1993] S4 E3 STR=[YR=1993] S10E13 N10W13\$
E15N4W4N5W10S5W4\$ E4N5 E10S5 E11 N5 E3 N8 W3 N21\$S21 E3S8 W3
S5 E4 S2 E9 N2 E10N34\$ PTR=E30 BAL=[YR=1993] E17 S8
FUS=[YR=1993] E23 S11 E3 S11 W3 S12 W10 S2 W9 N2 W11 S3 W4
N12 W3 N3 W2 N4 W1 N2 W3 N10 E3 N6 E17\$ W17 N8\$ W30\$.