



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 70
Exterior Wall	31 HARDIE BRD 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 90
Roof Cover	12 MODULAR MT 10
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	3. 100
Units	0 100
Occupancy	00 NONE 100
Quality	01 Quality Level 01
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 03
NEIGHBORHOOD/LOC	2030.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	436	100	436	46,473
FOP	16	30	5	533
FSP	420	40	168	17,907
FUS	672	100	672	71,627
FUS	859	100	859	91,560
SFB	472	80	378	40,291
STP	45	10	4	426
UOP	448	20	90	9,593
TOTALS	3,368		2,612	278,410

EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0812
3	0811
4	0940
5	0350

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,612	96.0768	120.10	313,701	1991	2000	0	0	0 11.25	88.75
1 SNGL FAM - 100% - 2000											
Heated Area: 2345											
HX Base Yr 2000											

4075 DUNEWOOD PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC 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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
2	0812	CONCRETE C	0 100	0	0	1,532.00	SF	4.00	4.00	100	1991	1991	3	62	3,799	
3	0811	CONCRETE B	0 100	30	22	660.00	SF	5.20	5.20	100	1993	1993	3	66	2,265	
4	0940	SHEDS/PORT	0 100	15	10	150.00	SF	20.10	20.10	100	1992	1992	3	20	603	
5	0350	CARPORT WD	0 100	10	10	100.00	SF	6.50	6.50	100	1992	1992	3	20	130	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF	1129.00	120.00	1.00	LT	1.00

TOTAL OB/XF 9,247

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		278,410	
TOTAL MARKET OB/XF VALUE		9,247	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		637,657	
SOH/AGL Deduction		398,978	
ASSESSED VALUE		238,679	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		188,679	
TOTAL JUST VALUE		637,657	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		625,477	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7003	NEW CONSTR	81,357	02/14/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0873/1136	3/09/1999	WD	Q	I		233,000	
GRANTOR: WARD JUDITH DEWITT							
GRANTEE: NICKLAS STEVEN J &							
0856/1509	11/24/1998	WD	U	I	01	180,000	
GRANTOR: WARD JUDITH K							
GRANTEE: WARD JUDITH DEWITT							

BUILDING NOTES															
BUILDING DIMENSIONS															
UOP=[YR=1993] W6 BAS=[YR=1993] W24 SFB=[YR=2010] W18 S22 E22 FOP=[YR=1993] E8 N2 W8 S2\$ N18 W2 N2 W2 N2\$ S2 E2 S2 E2 S16 E8 S2 E12 N22\$ S22 W42 N1 W4 S7 E25 STP=[YR=1994] S5 E9 N5 W9\$ E27 N28\$ PTR=E20 FUS=[YR=1993] E17 S5 E13 N5 E12 S22 W42 N22\$ W20\$ PTR=E82 FSP=[YR=2010] E42 S10 FUS=[YR=1993] S16 W42 N16 E42\$ W42 N10\$ W82\$.															