

MIDDLEMAS WILLIAM P & LYNDA B
4 DUNES COURT
FERNANDINA BEACH, FL 32034

01-6N-29-0450-0004-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	17	CB STUCCO 90				0500	22	9,538	436.1607	689.13	6,572,922	1983	2000		0		0	12.00	88.00	VALUATION BY STANDARD															
Exterior Wall	16	WD FR STUC 10				1 SFR CUST - 100% - 2002										Heated Area: 7787										HX Base Yr 2002									
Roof Structure	08	IRREGULAR 100																																	

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REVIEW DATE	05/12/2019	BY	KBA	Total Acres: 0.00	Total Land Value: 2,100,000	Market: 0	Agricultural: 0	Common: 2,100,000	PRINTED 07/30/2025 BY SYS
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