

LOT 7
IN OR 2022/129
DUNES COURT SUB PB 4/66

MCMEEL AMELIA PROPERTIES LTC
5300 SUNSET DR #3, SUNSET PLACE
KANSAS CITY, MO 64112

2025

01-6N-29-0450-0007-0000



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 100	0500	12	3,272	192.6526	304.39	995,964	1981	1990	0	0	17.00	83.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 0% - 0													Heated Area: 2786													
Roof Cover	08	CLAY TILE 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	05	ASPH TILE 50																											
Interior Floo	14	CARPET 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	3.	3. 100																											
Units		0 100																											
BUD8 Adjustme	05	DIST 1A 100																											
Quality			05	Quality Level 05																									
DOR CODE			0100 SINGLE FAMILY																										
MAP NUM			MKT AREA 10																										
NEIGHBORHOOD/LOC			10001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	266	100	1993	266	67,203																								
FGR	434	55	1993	239	60,382																								
FOP	42	30	1993	13	3,284																								
FOP	98	30	1993	29	7,326																								
FOP	154	30	1993	46	11,622																								
FOP	168	30	1993	50	12,633																								
FOP	168	30	1993	50	12,633																								
FOP	196	30	1993	59	14,906																								
FUS	1,246	100	1993	1,246	314,794																								
FUS	1,274	100	1993	1,274	321,868																								
TOTALS	4,046			3,272	826,650																								
EXTRA FEATURES						7 DUNES CT, 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												
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	46.5	930													
2	0810	CONCRETE A	0	0	0	0	300.00	SF	6.50	6.50	100	1981	1981	3	32.5	634													
TOTAL OB/XF 1,564																													
LAND DESCRIPTION																													
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	000120	C	RES OCEAN	0		RG-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,200,000.00	1,200,000.00	1,200,000												
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,200,000 Market: 0 Agricultural: 0 Common: 1,200,000 PRINTED 07/30/2025 BY SYS																													