

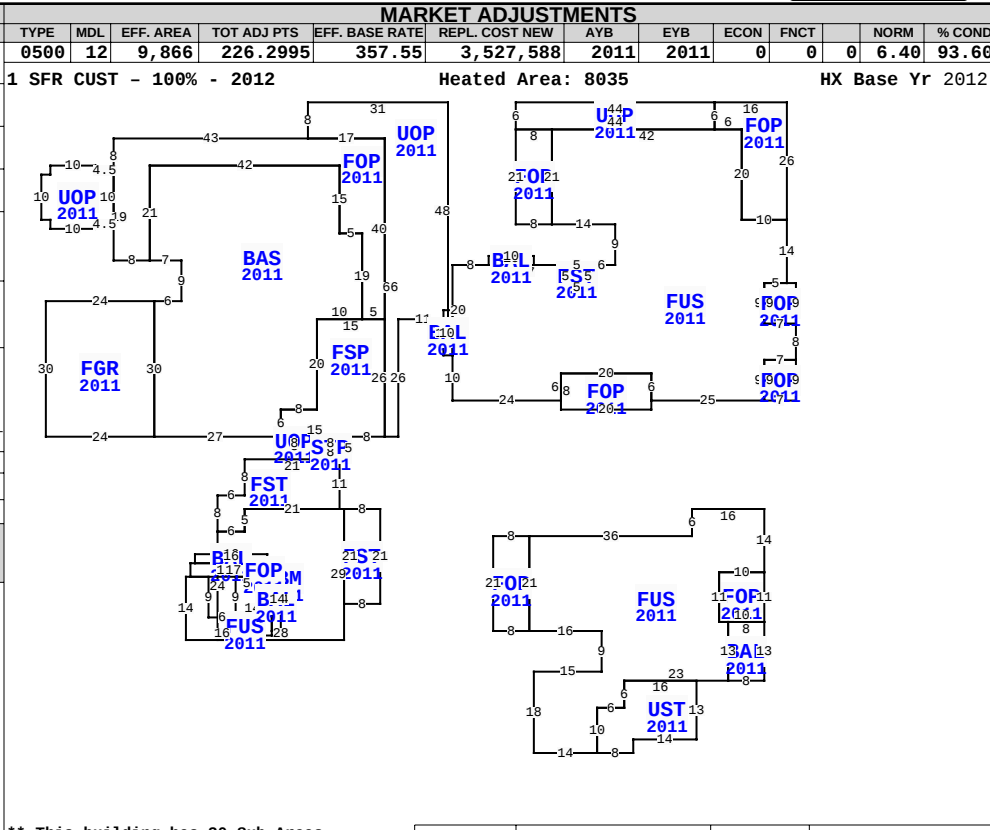


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	10	ABOVE AVG 20
Roof Structure	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 50
Roof Cover	11	SLATE 50
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10

NEIGHBORHOOD/LOC 10003.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	20	15	2011	3	1,004
BAL	20	15	2011	3	1,004
BAL	28	15	2011	4	1,338
BAL	32	15	2011	5	1,674
BAL	104	15	2011	16	5,355
BAS	2,344	100	2011	2,344	784,459
FBM	782	80	2011	626	209,501
FGR	720	55	2011	396	132,528
FOP	63	30	2011	19	6,358
FOP	63	30	2011	19	6,358
TOTALS	13,607			9,866	3,301,822

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0		3.00	UT 2,000.00
2	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00
3	0410	ELEVATOR	0	100	0	0		1.00	UT 18,000.00
4	0855	CONC PAVER	0	100	0	0		3,632.00	SF 10.00
5	1126	CB/STC 8"	0	100	0	0		120.00	SF 8.00
6	0861	POOL GUNIT	0	100	0	0		286.00	SF 85.00
7	1076	TRELLIS A	0	100	10	6		60.00	SF 22.50
8	1076	TRELLIS A	0	100	10	8		80.00	SF 22.50
9	0877	JACUZZI	0	100	0	0		1.00	UT 1,000.00



** This building has 30 Sub-Areas

24 DUNES ROW, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/08/2025 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE			3,301,822
TOTAL MARKET OB/XF VALUE			76,371
TOTAL LAND VALUE - MARKET			2,500,000
TOTAL MARKET VALUE			5,878,193
SOH/AGL Deduction			1,754,581
ASSESSED VALUE			4,123,612
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			4,072,890
TOTAL JUST VALUE			5,878,193
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			5,529,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22716	CO ISSUED	0	03/15/2011
G01534	GAS	7,900	05/01/2010
M15176	MECH OTHER	0	04/01/2010
B23038	SWIM POOL	19,500	11/01/2009
P14018	OTHER	0	11/01/2009
E21990	ELEC OTHER	0	08/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2475/1286	6/29/2021	QC	U	I	11
GRANTOR: TURNER RONALD L					
GRANTEE: HIGHLANDS DYNASTY T					
0856/1007	11/20/1998	WD	U	V	
GRANTOR: AMELIA ISLAND CO					
GRANTEE: TURNER RONALD L & C					

BUILDING NOTES									
UOP=[YR=2011] W31S8FOP=[YR=2011] W43S8 UOP=[YR=2011] U2 L4 W10S2W2S10E2S2 E10 U2 R4 N10S19E8 BAS=[YR=2011] E7S9W6FGR=[YR=2011]W24S30E24N30S30E27 UOP=[YR=2011]S2E8 STP=[YR=2011] S3E8N5 FSP=[YR=2011] E8N26W15S20W8S6E15W8 S2\$N2W8 \$E1N6E8N20E10N19W5N15 W42S21\$N 21E42S15E5S19E5N40W17\$E17S66E3 N26E11N48\$PTR=E15 UOP=[YR=2011] E44FOP=[YR=2011]E16S26 FUS=[YR=2011] S14 FOP=[YR=2011] E2S9W7N9E5\$W5S9E7S8 FOP=[YR=2011] S9W7N9E7\$W7S9 W25FOP=[YR=2011] S2W20 N8E20S6\$N6W20 S6W24N10 BAL=[YR=2011] W2N10E2S10\$N20E8 BAL=[YR=2011] E10N2W 10S2\$E17 FST=[YR=2011] E5S5W5N5\$S5E5 N5E6N9W14FOP=[YR=2011] W8N21E8S21\$N21E42S20 E10\$W10N20W6N6\$S6W44N6 \$W15\$									

LAND DESCRIPTION										TOTAL OB/XF										76,371									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000120	C	RES OCEAN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	2,500,000.00	2,500,000.00	2,500,000												