LOT 6
DUNES ROW REPLAT PB 5/170

BAZARIAN CARL J & LINDA A
20 DUNES ROW
FERNANDINA BEACH, FL 32034

2025

02-6N-29-0390-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	4.	4. 100
Units		0 100
Quality	06	Quality Level 06

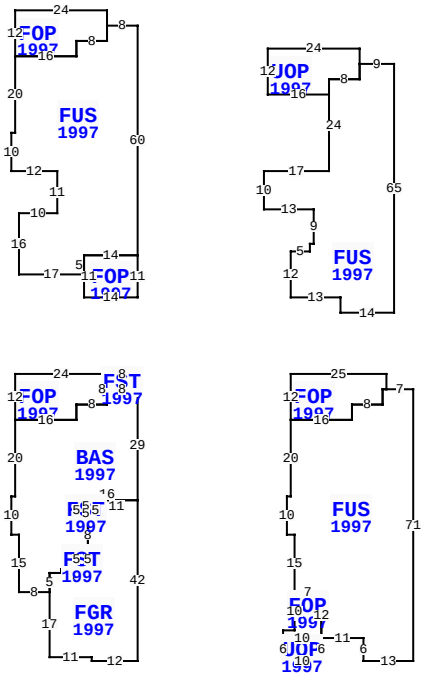
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,132	100	1997	1,132	236,247
FGR	762	55	1997	419	87,445
FOP	90	30	1997	27	5,635
FOP	154	30	1997	46	9,600
FOP	256	30	1997	77	16,070
FOP	256	30	1997	77	16,070
FOP	260	30	1997	78	16,278
FST	15	55	1997	8	1,669
FST	25	55	1997	14	2,922
FST	32	55	1997	18	3,757
TOTALS	8,315			6,976	1,455,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	6,976	152.7030	241.27	1,683,100	1997	1997	0	0	0	13.50	86.50

1 SFR CUST - 100% - 1998 Heated Area: 6149 HX Base Yr 1998



** This building has 15 Sub-Areas

20 DUNES ROW, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,455,882
TOTAL MARKET OB/XF VALUE		50,816
TOTAL LAND VALUE - MARKET		1,250,000
TOTAL MARKET VALUE		2,756,698
SOH/AGL Deduction		1,286,390
ASSESSED VALUE		1,470,308
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,419,586
TOTAL JUST VALUE		2,756,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,491,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603562	SWIM POOL	12,000	12/01/1996
B9401301	NEW CONSTR	389,000	09/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0602/0537	7/18/1990	WD	Q	V		199,500

GRANTOR: AMELIA ISLAND HOLDIN

GRANTEE: BAZARIAN CARL & L

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1997] W8FOP=[YR=1997] W24S12 BAS=[YR=1997] S20 W1S10E2S15E8 FGR=[YR=1997] S17E11S1E12 N42W11 FST=[YR=1997] W5S5E5N5$S5W2S8 FST=[YR=1997] W3S5E3N5$S5W7S1W3S5$N5 E3N1E4N5E3N8W3N5E16N29W8S4W8S4 W16$E16N4E8N8$S4E8N4$ PTR= E40 FOP=[YR=1997] E25S4FUS=[YR=1997] E7S71W13 N6 W11FOP=[YR=1997] N12W7S10W3S2 UOP=[YR=1997] S6 E10N6W10$E10$N12W7 N15W2N10E1 N20E16N4E8N4E1$W1S4 W8S4W16N12$ W40$ PTR= N20 FOP=[YR=1997] N11FUS=[YR=1997] N60W8 FOP=[YR=1997] N4W24S12E16N4E8N4$ S4 W8S4W16S20W1S10E12S11W10S16 E17N5E14$ W14S11 E14 $ S20 $ PTR= E40 N20 FUS=[YR=1997] E13S4E14 N65W9UOP=[YR=1997] N4W24S12E16N4E8N4 $ S4W8S24W17S10E13S9W1S2W5S12$ S20 W40 $.

EXTRA FEATURES

LN	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	1997	1997	3	79	1,580	
2	0858	SCULP CONC	0	100	0	0	1,680.00	SF	13.00	13.00	100	1997	1997	3	91	19,874	
3	0861	POOL GUNIT	0	100	0	0	411.00	SF	85.00	85.00	100	1997	1997	3	20	6,987	
4	0845	KOOL DECK	0	100	0	0	1,129.00	SF	7.25	7.25	100	1997	1997	3	72	5,893	
5	0825	BRICK	0	100	0	0	167.00	SF	12.50	12.50	100	1997	1997	3	91	1,900	
6	0810	CONCRETE A	0	100	12	2	24.00	SF	6.50	6.50	100	1997	1997	3	72	112	
7	1125	CB/STC 6"	0	100	0	0	244.00	SF	7.35	7.35	100	1997	1997	3	72	1,291	
8	0810	CONCRETE A	0	100	0	0	252.00	SF	6.50	6.50	100	1997	1997	3	72	1,179	
9	0410	ELEVATOR	0	100	0	0	1.00	UT	12,000.00	12,000.00	100	1997	1997	3	100	12,000	

LAND DESCRIPTION

TOTAL OB/XF 50,816

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	1,250,000.00	1,250,000.00	1,250,000							

REVIEW DATE 06/09/2021 BY RKA Total Acres: 0.00 Total Land Value: 1,250,000 Market: 0 Agricultural: 0 Common: 1,250,000 PRINTED 07/30/2025 BY SYS