



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	11	CLAY TILE 70
Interior Floo	15	HARDTILE 30
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

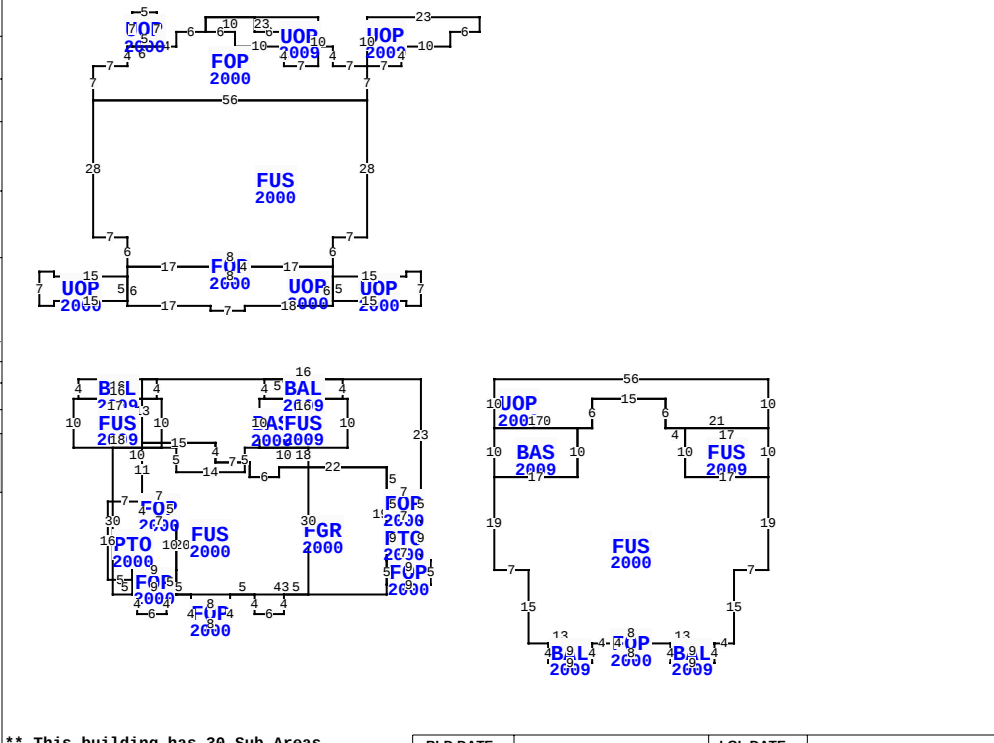
DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 10

NEIGHBORHOOD/LOC 10003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	36	15	2009	5	1,679
BAL	36	15	2009	5	1,679
BAL	64	15	2009	10	3,358
BAL	64	15	2009	10	3,358
BAS	991	100	2000	991	332,742
BAS	170	100	2009	170	57,080
FGR	1,230	55	2000	676	226,977
FOP	32	30	2000	10	3,358
FOP	32	30	2000	10	3,358
FOP	32	30	2000	10	3,358
TOTALS	10,580			7,934	663,952

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	7,934	241.4900	381.55	3,027,218	2000	2000	0	0	12.00	88.00
1 SFR CUST - 100% - 2024				Heated Area: 6677				HX Base Yr 2024			



** This building has 30 Sub-Areas

12 DUNES ROW, FERNANDINA BEACH

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
2	0825	BRICK	0	100	0	0	3,766.00	SF	12.50	12.50	100
3	1126	CB/STC 8"	0	100	0	0	340.00	SF	8.00	8.00	100
4	0861	POOL GUNIT	0	100	0	0	352.00	SF	85.00	85.00	100
5	0810	CONCRETE A	0	100	15	16	240.00	SF	6.50	6.50	100
6	0462	ST/AL FNC	0	100	0	0	370.00	SF	10.00	10.00	100
7	0835	QUARY TILE	0	100	0	0	698.00	SF	10.00	10.00	100
8	0825	BRICK	0	100	0	0	114.00	SF	12.50	12.50	100
9	0810	CONCRETE A	0	100	11	5	55.00	SF	6.50	6.50	100
10	0410	ELEVATOR	0	100	0	0	1.00	UT	15,000.00	15,000.00	100

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	000120	C	RES OCEAN	100		PUD	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	2,500,000.00	2,500,000.00	2,500,000								

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
VALUATION BY										STANDARD	
Tax Group: 5										Tax Dist:	
BUILDING MARKET VALUE										2,663,952	
TOTAL MARKET OB/XF VALUE										80,472	
TOTAL LAND VALUE - MARKET										2,500,000	
TOTAL MARKET VALUE										5,244,424	
SOH/AGL Deduction										176,233	
ASSESSED VALUE										5,068,191	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										5,017,469	
TOTAL JUST VALUE										5,244,424	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										4,925,356	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240003281	POOL	400,000	03/21/2024
230005003	RMDL INTERIOR	500,000	04/18/2023
230003826	DEMO INTERIOR	55,000	03/22/2023
M14444	REMODEL	1,200	04/01/2009
E21673	ELEC OTHER	3,000	03/01/2009
B22025	REMODEL	200,000	10/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2616/1763	1/30/2023	WD Q	I	I	01	6,000,000	
GRANTOR: ERDAHL FAMILY TRUST							
GRANTEE: CALAVAN MATTHEW & K							
2515/1985	10/29/2021	WD U	I	I	11	100	
GRANTOR: ERDAHL MARILYN J QUAL							
GRANTEE: ERDAHL FAMILY TRUST							

BUILDING NOTES											
BAS=[YR=2000] W57S13 FGR=[YR=2000] S11 FOP=[YR=2000] S1PT0=[YR=2000] W7S16E5 FOP=[YR=2000] S3E9N5W9S2\$N2E9N10W7N4\$S4E7N5W7\$E7S20E43N2 FOP=[YR=2000] E9N5W9S5\$N5 PT0=[YR=2000] E7N9 FOP=[YR=2000] N5W7S5E7 \$W7S9\$N19W22S2W6N3W7N4W15\$E15S4E7S3E6N2E22S5E7N23\$ PTR=E15 UOP=[YR=2009] E56S10 FUS=[YR=2009] S10 FUS=[YR=2000] S19W7S15W4 BAL=[YR=2009] S4W9N4E9\$ W13 FOP=[YR=2000] S2W8N4E8S2\$N2W8S2W4 BAL=[YR=2009] S4W9N4E9\$W13N15W7N19 BAS=[YR=2009] N10E17S10W17\$ E17N10E3N6E15S6E4S10E17\$W17N10E17\$W21N6W15S6W20N10\$ W15 \$PTR=N15 UOP=[YR=2000] N7W3S1W15 UOP=[YR=2000] N2 FUS=[YR=2000] N6E7N28 FOP=[YR=2000] N7 UOP=[YR=2009]											

CALAVAN MATTHEW & KATHERINE TRUST/CALAVAN C MATTHEW
12 DUNES ROW
FERNANDINA BEACH, FL 32034

02-6N-29-0390-0009-0000

[illegible]