

LOT 1
IN OR 777 PG 1995
LITTLE DUNES PHASE 3 PB 6/56

ABOOD FREDERICK J JR & THERESA/
1 LITTLE DUNE CIRCLE
FERNANDINA BEACH, FL 32034

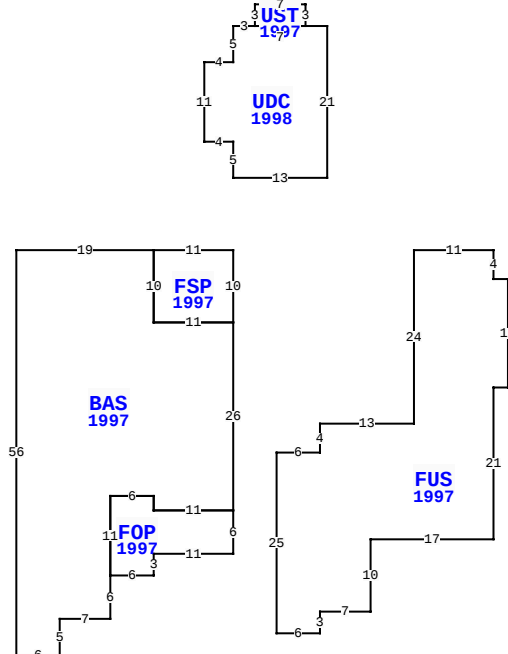
2025

02-6N-29-DCLO-0001-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 60			
Interior Floor	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
Quality	05	Quality Level 05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 10			
NEIGHBORHOOD/LOC	10003.010				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,183	100	1997	1,183	247,072
FOP	132	30	1997	40	8,354
FSP	110	40	1997	44	9,190
FUS	898	100	1997	898	187,549
UDC	317	25	1998	79	16,500
UST	21	45	1997	9	1,880
TOTALS	2,661			2,253	470,544

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,253	151.9392	240.06	540,855	1997	1997	0	0	0 13.00	87.00
1 SFR CUST - 100% - 1998				Heated Area: 2081				HX Base Yr 1998			



NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		470,544	
TOTAL MARKET OB/XF VALUE		8,089	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		928,633	
SOH/AGL Deduction		521,232	
ASSESSED VALUE		407,401	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		356,679	
TOTAL JUST VALUE		928,633	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		807,476	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603508	NEW CONSTR	69,635	12/01/1996
B9603510	GARAGE	3,808	12/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0777/1995	11/27/1996	WD	Q	V		56,000	
GRANTOR: DUNES CLUB COMPANY II							
GRANTEE: ABOOD FREDERICK JR							

EXTRA FEATURES										1 LITTLE DUNES CIR, FERNANDINA BEACH		XF DATE INC DATE		LAND DATE AG DATE		05/08/2025	MLU	
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	100	0	0	1.00		UT	2,000.00	2,000.00	100	1996	1996	3	77	1,540	
2	0810	CONCRETE A	0	100	0	0	393.00		SF	6.50	6.50	100	1996	1996	3	70	1,788	
3	0825	BRICK	0	100	0	0	288.00		SF	12.50	12.50	100	1996	1996	3	91	3,276	
4	0441	STK FNC 4'	0	100	0	0	72.00		LF	6.50	6.50	100	1996	1996	3	20	94	
5	0825	BRICK	0	100	10	12	120.00		SF	12.50	12.50	100	1996	1996	3	91	1,365	
6	0441	STK FNC 4'	0	100	0	0	20.00		LF	6.50	6.50	100	1996	1996	3	20	26	

LAND DESCRIPTION											TOTAL OB/XF														8,089						
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	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000														