

LOT 5 IN OR 2058/1784
LITTLE DUNES PHASE 3 PB 6/56

OLSON DONALD O & SUSAN E
5 LITTLE DUNES CIRCLE
FERNANDINA BEACH, FL 32034

2025

02-6N-29-DCLO-0005-0000



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	PAGE 1 of 1 5										
Exterior Wall	10	ABOVE AVG 100	0500	11	2,268	151.9392	240.06	544,456	1998	2003	0	0	10.00	90.00	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2020													Heated Area: 2096									
Roof Cover	03	COMP SHNGL 100	HX Base Yr 2020																						
Interior Wall	05	DRYWALL 100																							
Interior Floo	12	HARDWOOD 60																							
Interior Floo	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	1,198	100	1998	1,198	258,833																				
FOP	112	30	1998	34	7,346																				
FSP	110	40	1998	44	9,507																				
FUS	898	100	1998	898	194,017																				
UDC	273	25	1998	68	14,692																				
UOP	8	20	1998	2	432																				
UOP	8	20	1998	2	432																				
UST	50	45	1998	22	4,753																				
TOTALS			2,657		2,268	490,010																			
EXTRA FEATURES						5 LITTLE DUNES CIR, 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	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	80	1,600									
2	0810	CONCRETE A	0	100	0	0	292.00	SF	6.50	6.50	100	1998	1998	3	73	1,386									
3	0810	CONCRETE A	0	100	0	0	112.00	SF	6.50	6.50	100	1998	1998	3	73	531									
4	1075	TRELLIS G	0	100	6	5	30.00	SF	35.00	35.00	100	1998	1998	3	25	263									
5	0825	BRICK	0	100	0	0	622.00	SF	12.50	12.50	100	1998	1998	3	92	7,153									
6	0441	STK FNC 4'	0	100	0	0	74.00	LF	6.50	6.50	100	1998	1998	3	20	96									
7	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	100	1998	1998	3	20	18									
TOTAL OB/XF 11,047																									
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	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								
REVIEW DATE 10/11/2021 BY RK Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS																									