LOT 7
IN OR 1853/1978
LITTLE DUNES PHASE 3 PB 6/56

K A M C TRUST/COLLINS KIMBERLY TRUSTEE
741 BEVERLY PLACE
LAKE FOREST, IL 60045

2025

02-6N-29-DCLO-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

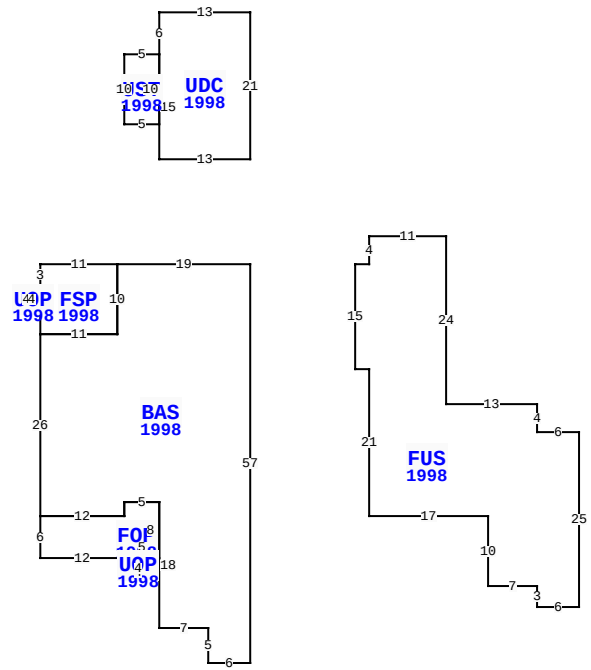
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	257,701
FOP	112	30	1998	34	7,313
FSP	110	40	1998	44	9,464
FUS	898	100	1998	898	193,168
UDC	273	25	1998	68	14,628
UOP	8	20	1998	2	430
UOP	8	20	1998	2	430
UST	50	45	1998	22	4,732
TOTALS	2,657			2,268	487,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,268	151.2728	239.01	542,075	1998	2003	0	0	0	10.00	90.00

1 SFR CUST – 0% - 0 Heated Area: 2096 HX Base Yr



7 LITTLE DUNES CIR, 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	487,868
TOTAL MARKET OB/XF VALUE	9,661
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	947,529
SOH/AGL Deduction	209,724
ASSESSED VALUE	737,805
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	737,805
TOTAL JUST VALUE	947,529
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	825,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20214775	REPAIR/RRF	0	05/01/2021
B9805068	NEW CONSTR	7,875	06/01/1998
B9804579	NEW CONSTR	140,000	01/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1853/1978	4/30/2013	WD	Q	I	02	635,000
GRANTOR: MALLORY ANNE S						
GRANTEE: COLLINS KIMBERLY TR						
0821/1620	2/05/1998	WD	Q	I		303,100
GRANTOR: DUNES CLUB CO II						
GRANTEE: MALLORY LEWIS B & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W19 FSP=[YR=1998] W11 S3 UOP=[YR=1998] W2 S4 E2 N4 $ S7 E11 N10 $ S10 W11 S26 FOP=[YR=1998] S6 E12 UOP=[YR=1998] S2 E4 N2 W4 $ E5 N8 W5 S2 W12 $ E12 N2 E5 S18 E7 S5 E6 N57 $ PTR= E15 FUS=[YR=1998] E2 N4 E11 S24 E13 S4 E6 S25 W6 N3 W7 N10 W17 N21 W2 N15 $ W15 $ PTR= N15 UDC=[YR=1998] N21 W13 S6 UST=[YR=1998] W5 S10 E5 N10 $ S15 E13 $ S15 $.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	80	1,600	
2	0810	CONCRETE A	0	0	0	0	248.00	SF	6.50	6.50	100	1998	1998	3	73	1,177	
3	0810	CONCRETE A	0	0	0	0	140.00	SF	6.50	6.50	100	1998	1998	3	73	664	
4	1075	TRELLIS G	0	0	6	5	30.00	SF	35.00	35.00	100	1998	1998	3	25	263	
5	0825	BRICK	0	0	0	0	506.00	SF	12.50	12.50	100	1998	1998	3	92	5,819	
6	0441	STK FNC 4'	0	0	0	0	92.00	LF	6.50	6.50	100	1998	1998	3	20	120	
7	1242	WD DECK A	0	0	3	3	9.00	SF	10.00	10.00	100	1998	1998	3	20	18	

LAND DESCRIPTION

TOTAL OB/XF 9,661

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	000140	C	RES GOLF	0		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