

LOT 9
IN OR 1239/1404
LITTLE DUNES #4 PB 6/146

DAVIS JOSEPH R & MICHELE G
P O BOX 15131
FERNANDINA BEACH, FL 32035

2025

02-6N-29-DCLO-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	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	2000	1,198	250,427
FOP	112	30	2000	34	7,107
FSP	110	40	2000	44	9,198
FUS	910	100	2000	910	190,224
SFB	273	80	2000	218	45,570
UCP	273	20	2000	55	11,497
UOP	6	20	2000	1	209
UOP	8	20	2000	2	418
UOP	20	20	2000	4	836
TOTALS	2,910			2,466	515,485

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0810	CONCRETE A	0	0	0	0	343.00	SF	6.50
3	0825	BRICK	0	0	0	0	310.00	SF	12.50
4	0810	CONCRETE A	0	0	2	4	8.00	SF	6.50
5	0441	STK FNC 4'	0	0	0	0	113.00	LF	6.50
6	0825	BRICK	0	0	21	12	252.00	SF	12.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,466	149.4912	236.20	582,469	2000	2000	0	0	11.50	88.50
1 SFR CUST - 0% - 0											
Heated Area: 2326											
HX Base Yr											
9 LITTLE DUNES CIR, FERNANDINA BEACH											
						BLD DATE				LGL DATE	
						XF DATE				LAND DATE	
						INC 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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	83	1,660	
2	0810	CONCRETE A	0	0	0	0	343.00	SF	6.50	6.50	100	2000	2000	3	77	1,717	
3	0825	BRICK	0	0	0	0	310.00	SF	12.50	12.50	100	2000	2000	3	93	3,604	
4	0810	CONCRETE A	0	0	2	4	8.00	SF	6.50	6.50	100	2000	2000	3	77	40	
5	0441	STK FNC 4'	0	0	0	0	113.00	LF	6.50	6.50	100	2000	2000	3	20	147	
6	0825	BRICK	0	0	21	12	252.00	SF	12.50	12.50	100	2000	2000	3	93	2,930	

TOTAL OB/XF													10,098	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	4			

NASSAU COUNTY PROPERTY												PAGE 1 of 1		5
VALUATION SUMMARY														
VALUATION BY												STANDARD		
Tax Group: 5												Tax Dist:		
BUILDING MARKET VALUE												515,485		
TOTAL MARKET OB/XF VALUE												10,098		
TOTAL LAND VALUE - MARKET												450,000		
TOTAL MARKET VALUE												975,583		
SOH/AGL Deduction												202,542		
ASSESSED VALUE												773,041		
TOTAL EXEMPTION VALUE												0		
BASE TAXABLE VALUE												773,041		
TOTAL JUST VALUE												975,583		
NCON VALUE												0		
INCOME VALUE														
PREVIOUS YEAR MKT VALUE												852,382		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906438	NEW CONSTR	150,000	09/01/1999

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1239/1404	6/22/2004	WD	Q	I		670,000			
GRANTOR: YELK CYRIL A & DORA J									
GRANTEE: DAVIS JOSEPH R & MI									
0892/1310	7/26/1999	WD	Q	V		67,100			
GRANTOR: DUNES CLUB CO II									
GRANTEE: YELK CYRIL A & DORA									

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=2000] W2 FSP=[YR=2000] N3 W11 BAS=[YR=2000] W19 S57 E6 N5 E7 N9 UOP=[YR=2000] E6 N1 FOP=[YR=2000] E11 N6 W12 N2 W5 S8 E6 \$ W6 S1 \$ N9 E5 S2 E12 N26 W11 N10 \$ S10 E11 N7 \$ S4 E2 N4 \$ PTR= E30 SFB=[YR=2000] E13 S21 UCP=[YR=2000] S21 W13 N21 E13 \$ W13 N1 UOP=[YR=2000] N5 W4 S5 E4 \$ N20 \$ W30 \$ PTR= N15 FUS=[YR=2000] N5 E7 N10 E17 N21 E2 N15 W2 N4 W11 S24 W13 S4 W6 S27 E6 \$ S15 \$.									