



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	2000	1,198	251,179
FOP	112	30	2000	34	7,129
FSP	110	40	2000	44	9,225
FUS	910	100	2000	910	190,795
UCP	273	20	2000	55	11,532
UOP	6	20	2000	1	210
UOP	8	20	2000	2	419
UST	20	45	2000	9	1,887
UST	40	45	2000	18	3,774

TOTALS	2,677			2,271	476,150
--------	-------	--	--	-------	---------

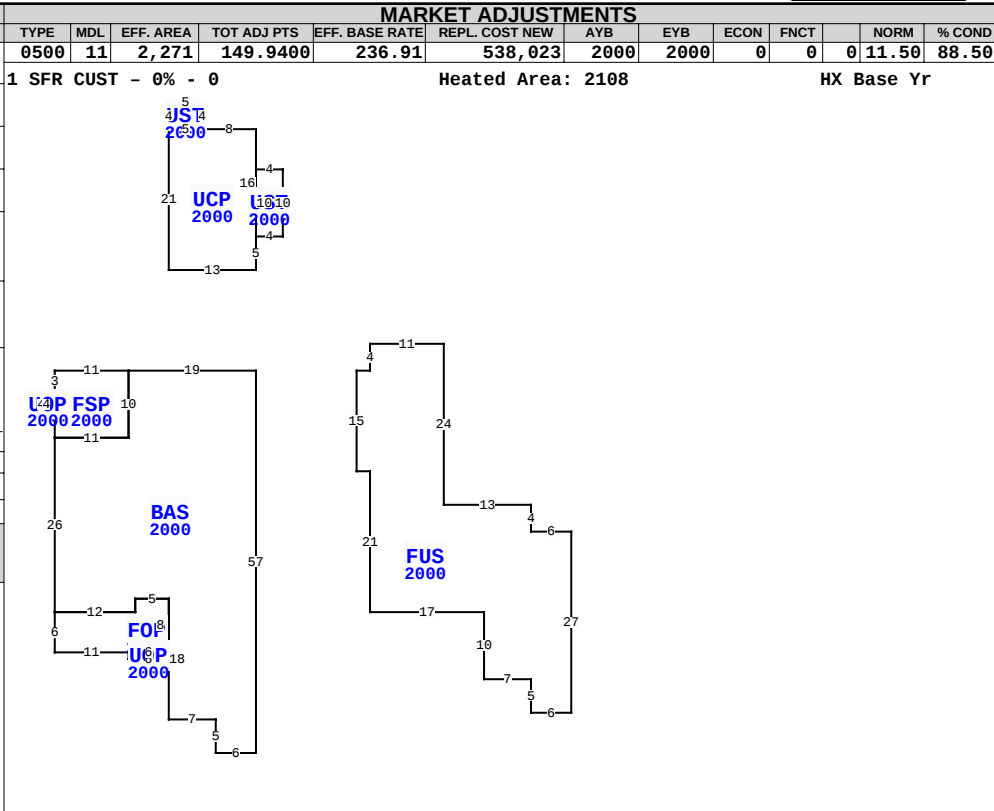
EXTRA FEATURES					
----------------	--	--	--	--	--

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	0810	CONCRETE A	0	0	0	0	340.00	SF	6.50	6.50	100	2000	2000	3	77	1,702	
2	0810	CONCRETE A	0	0	6	4	24.00	SF	6.50	6.50	100	2000	2000	3	77	120	
3	0825	BRICK	0	0	0	0	270.00	SF	12.50	12.50	100	2000	2000	3	93	3,139	
4	0441	STK FNC 4'	0	0	0	0	32.00	LF	6.50	6.50	100	2000	2000	3	20	42	
5	1242	WD DECK A	0	0	0	0	107.00	SF	10.00	10.00	100	2000	2000	3	20	214	
6	0300	BOAT DCK W	0	0	12	8	96.00	SF	40.00	40.00	100	2000	2000	3	27	1,037	
7	1075	TRELLIS G	0	0	6	6	36.00	SF	35.00	35.00	100	2000	2000	3	27	340	

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	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	05/12/2019	BY	KBA
-------------	------------	----	-----



11 LITTLE DUNES CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	
6,594																	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1										5	

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		476,150
TOTAL MARKET OB/XF VALUE		6,594
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		932,744
SOH/AGL Deduction		198,974
ASSESSED VALUE		733,770
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		733,770
TOTAL JUST VALUE		932,744
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		811,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007213	CARPORT	5,000	06/01/2000
B9906437	NEW CONSTR	150,000	09/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2395/1170	9/25/2020	WD	Q	I	01	712,000	

GRANTOR: SHIPWAY JOHN F & LYNN							
GRANTEE: MUIA THOMAS J							
2192/1478	4/27/2018	WD	Q	I	01	645,000	
GRANTOR: GREEN A CHRISTIAN DR							
GRANTEE: SHIPWAY JOHN F & LY							

BUILDING NOTES																	
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS																	
---------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BAS=[YR=2000] W19 FSP=[YR=2000] W11 S3 UOP=[YR=2000] W2 S4 E2 N4 \$ S7 E11 N10 \$ S10 W11 S26 FOP=[YR=2000] S6 E11 UOP=[YR=2000] S1 E6 N1 W6 \$ E6 N8 W5 S2 W12 \$ E12 N2 E5 S18 E7 S5 E6 N57 \$ PTR= E15 FUS=[YR=2000] E2 N4 E11 S24 E13 S4 E6 S27 W6 N5 W7 N10 W17 N21 W2 N15 \$ W15 \$ PTR= N15 UCP=[YR=2000] N5 UST=[YR=2000] E4 N10 W4 S10 \$ N16 W8 UST=[YR=2000] N4 W5 S4 E5 \$ W5 S21 E13 \$ S15 \$.