

GALLAGHER DANIEL J & MARION
21 LITTLE DUNES CIRCLE
FERNANDINA BEACH, FL 32034

02-6N-29-DCLO-0021-0000

NASSAU COUNTY PROPERTY					
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VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 5		Tax Dist:			
BUILDING MARKET VALUE			530,805		
TOTAL MARKET OB/XF VALUE			7,035		
TOTAL LAND VALUE - MARKET			450,000		
TOTAL MARKET VALUE			987,840		
SOH/AGL Deduction			450,937		
ASSESSED VALUE			536,903		
TOTAL EXEMPTION VALUE		HX HB	50,722		
BASE TAXABLE VALUE			486,181		
TOTAL JUST VALUE			987,840		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			863,936		
PERMIT NUM		DESCRIPTION	AMT	ISSUED	
B20773	ADDITION		37,000	11/01/2007	
B9805067	NEW CONSTR		7,875	06/01/1998	
B9805070	NEW CONSTR		140,000	06/01/1998	
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD SALE PRICE
2463/1549	5/21/2021	WD	Q	I	02 820,000
GRANTOR: LATSON LARRY ALLEN &					
GRANTEE: GALLAGHER DANIEL J					
2225/1633	9/20/2018	WD	Q	I	02 650,000
GRANTOR: BUHLER H DIANE LIVING					
GRANTEE: LATSON LARRY ALLEN					
BUILDING NOTES					
BUILDING DIMENSIONS					
FSP=[YR=1999] W11 BAS=[YR=1999] W19 S57 E6 N5 E7 N10 FOP=[YR=1999] E1 UOP=[YR=1999] S2 E4 N2 W4 \$ E16 N6 W12 N2 W5 S8 \$ N8 E5 S2 E12 N26 W11 N10 \$ S10 E11 N3 UOP=[YR=1999] E2 N4 W2 S4 \$ N7 \$ PTR= N15 FUS=[YR=1999] N3 E7 N10 E17 N21 E2 N15 W2 N4 W11 S8 FUS=[YR=2008] W19 S20E6 N4 E13 N16\$ S16 W13 S4 W6 S25 E6 \$ S15 \$ PTR= E15 UST=[YR=1999] E5 UDC=[YR=1999] N5 E13 S21 W13 N16 \$ S10 W5 N10 \$W15 \$.					
ND UE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ YR CONSRV
50,000					
Common: 450,000 PRINTED 07/30/2025 BY SYS					