



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	VALUATION SUMMARY											
Exterior Wall		10	ABOVE AVG 100		0500	11	2,279	151.9392	240.06	547,097	1996	1996	0	0	0	13.50	86.50	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 50% - 2019													Tax Group: 5		Tax Dist:									
Roof Cover		03	COMP SHNGL 100		Heated Area: 2100													BUILDING MARKET VALUE		473,239									
Interior Wall		05	DRYWALL 100		HX Base Yr 2019													TOTAL MARKET OB/XF VALUE		7,380									
Interior Floo		12	HARDWOOD 60															TOTAL LAND VALUE - MARKET		450,000									
Interior Floo		14	CARPET 40															TOTAL MARKET VALUE		930,619									
Air Condition		03	CENTRAL 100															SOH/AGL Deduction		316,554									
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE		614,065									
Bedrooms			3 100															TOTAL EXEMPTION VALUE		HA HAB		50,722							
Bathrooms			3 100															BASE TAXABLE VALUE		563,343									
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE		930,619									
Stories		2.	2. 100															NCON VALUE		0									
Units			0 100															INCOME VALUE											
																		PREVIOUS YEAR MKT VALUE		809,391									
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	1,210	100	1996	1,210	251,259																								
FOP	20	30	1996	6	1,246																								
FOP	112	30	1996	34	7,060																								
FSP	110	40	1996	44	9,137																								
FUS	890	100	1996	890	184,810																								
UDC	273	25	1993	68	14,120																								
UOP	18	20	1996	4	830																								
UST	40	45	1993	18	3,738																								
UST	12	45	1996	5	1,038																								
TOTALS	2,685			2,279	473,239																								
EXTRA FEATURES					27 LITTLE DUNES CIR, FERNANDINA BEACH															BLD DATE		LGL 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 50	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	77	1,540														
2	0810	CONCRETE A	0 50	0	0	128.00	SF	6.50	6.50	100	1993	1993	3	64	532														
3	0810	CONCRETE A	0 50	0	0	240.00	SF	6.50	6.50	100	1996	1996	3	70	1,092														
4	0825	BRICK	0 50	0	0	230.00	SF	12.50	12.50	100	1996	1996	3	91	2,616														
5	0820	WOOD WALK	0 50	0	0	137.00	SF	11.75	11.75	100	1996	1996	3	40	644														
6	0300	BOAT DCK W	0 50	12	8	96.00	SF	40.00	40.00	100	1996	1996	3	23	883														
7	0441	STK FNC 4'	0 50	0	0	56.00	LF	6.50	6.50	100	1996	1996	3	20	73														
LAND DESCRIPTION					TOTAL OB/XF 7,380																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	50		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000												