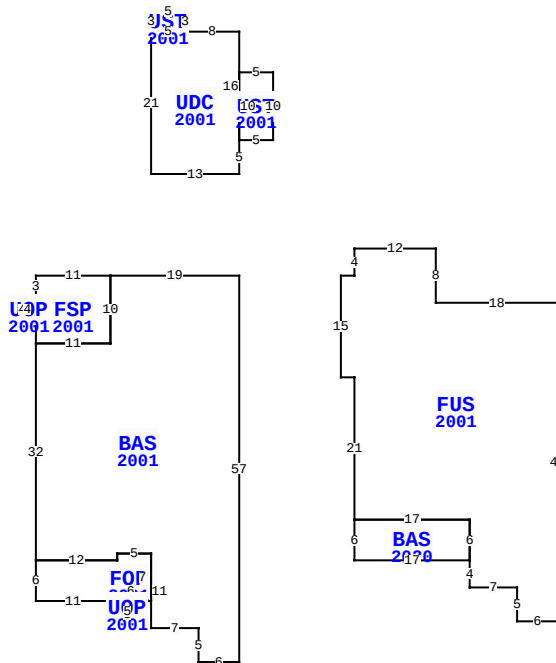


BILLINGTON STUART S & NANCY
39 LITTLE DUNES CIRCLE
FERNANDINA BEACH, FL 32034

02-6N-29-DCL0-0039-0000

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	2,830	145.5744	230.01	650,928	2001	2001	0	0	0	11.00	89.00	VALUATION BY					STANDARD											
Roof Structure		03	GABLE/HIP 100		1 SFR CUST - 100% - 2005										Heated Area: 2653										HX Base Yr 2005									
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										579,326									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										9,374									
Interior Floor		12	HARDWOOD 50												TOTAL LAND VALUE - MARKET										450,000									
Interior Floor		14	CARPET 50												TOTAL MARKET VALUE										1,038,700									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										402,946									
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE										635,754																			
Bedrooms			3 100		TOTAL EXEMPTION VALUE										HX HB										50,722									
Bathrooms			3 100		BASE TAXABLE VALUE										585,032																			
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE										1,038,700																			
Stories		2.	2. 100		NCON VALUE										0																			
Units			0 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE										912,571																			
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	1,305	100	2001	1,305	267,145																													
BAS	102	100	2020	102	20,880																													
FOP	107	30	2001	32	6,550																													
FSP	110	40	2001	44	9,007																													
FUS	1,246	100	2001	1,246	255,067																													
UDC	273	25	2001	68	13,920																													
UOP	8	20	2001	2	409																													
UOP	10	20	2001	2	409																													
UST	15	45	2001	7	1,433																													
UST	50	45	2001	22	4,503																													
TOTALS	3,226			2,830	579,326																													
EXTRA FEATURES					39 LITTLE DUNES CIR, FERNANDINA BEACH										BLD DATE					LGL DATE					05/08/2025					MLU				
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
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	100	0	0		1.00	UT 2,000.00	2,000.00	100	2001	2001	3	84	1,680																		
2	0810	CONCRETE A	0	100	0	0		336.00	SF 6.50	6.50	100	2001	2001	3	79	1,725																		
3	0825	BRICK	0	100	0	0		260.00	SF 12.50	12.50	100	2001	2001	3	94	3,055																		
4	1075	TRELLIS G	0	100	6	6		36.00	SF 35.00	35.00	100	2001	2001	3	28	353																		
5	0810	CONCRETE A	0	100	10	5		50.00	SF 6.50	6.50	100	2001	2001	3	79	257																		
6	0441	STK FNC 4'	0	100	0	0		51.00	LF 6.50	6.50	100	2001	2001	3	20	66																		
7	0441	STK FNC 4'	0	100	0	0		15.00	LF 6.50	6.50	100	2001	2001	3	20	20																		
8	1242	WD DECK A	0	100	42	4		168.00	SF 10.00	10.00	100	2001	2001	3	20	336																		
9	0300	BOAT DCK W	0	100	12	14		168.00	SF 40.00	40.00	100	2001	2001	3	28	1,882																		
LAND DESCRIPTION					TOTAL OB/XF										9,374																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000																	