LOT 49
IN OR 1557/1174
LITTLE DUNES PB 5/340

PRICE ROBERT W & BRENDA K
49 LITTLE DUNES CIRCLE
FERNANDINA BEACH, FL 32034

2025

02-6N-29-DCLO-0049-0000

BUILDING CHARACTERISTICS

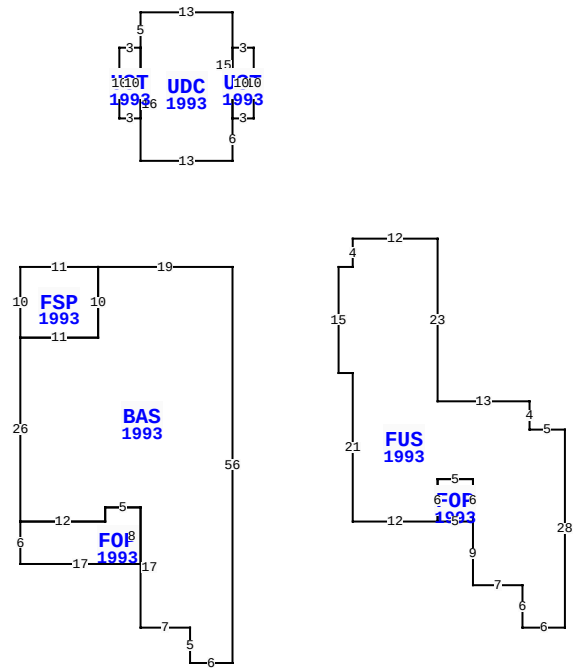
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,185	100	1993	1,185	242,512
FOP	30	30	1993	9	1,842
FOP	112	30	1993	34	6,958
FSP	110	40	1993	44	9,005
FUS	919	100	1993	919	188,074
UDC	273	25	1993	68	13,916
UST	30	45	1993	14	2,865
UST	30	45	1993	14	2,865
TOTALS	2,689			2,287	468,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,287	151.9392	240.06	549,017	1993	1993	0	0	0	14.75	85.25

1 SFR CUST – 100% - 2012 Heated Area: 2104 HX Base Yr 2012



49 LITTLE DUNES CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		468,037
TOTAL MARKET OB/XF VALUE		6,224
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		924,261
SOH/AGL Deduction		493,009
ASSESSED VALUE		431,252
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		380,530
TOTAL JUST VALUE		924,261
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		802,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B8213	NEW CONSTR	115,808	06/30/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/1174	3/26/2008	WD	Q	I	01	100
GRANTOR: PRICE ROBERT W & BREN						
GRANTEE: PRICE ROBERT W & BR						
0662/1846	7/09/1992	WD	Q	V		51,000
GRANTOR: DUNES CLUB CO II						
GRANTEE: PRICE ROBT & BRENDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 FSP=[YR=1993] W11 S10 E11 N10$ S10 W11 S26 FOP=[YR=1993] S6 E17 N8 W5 S2 W12$ E12 N2 E5 S17 E7 S5 E6N56$ PTR=E15 FUS=[YR=1993] E2 N4 E12 S23E13 S4 E5 S28 W6 N6 W7 N9 FOP=[YR=1993] W5 N6 E5 S6$ N6 W5 S6 W12 N21 W2 N15 $ W15$ PTR= N15 UDC=[YR=1993] N6 UST=[YR=1993] E3 N10 W3 S10$ N15 W13 S5 UST=[YR=1993] W3 S10 E3 N10$ S16 E13$ S15$.

EXTRA FEATURES

LN	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	1993	1993	3	72	1,440	
2	0810	CONCRETE A	0	100	0	0	392.00	SF	6.50	6.50	100	1993	1993	3	64	1,631	
3	0825	BRICK	0	100	0	0	260.00	SF	12.50	12.50	100	1993	1993	3	88	2,860	
4	1075	TRELLIS G	0	100	5	5	25.00	SF	35.00	35.00	100	1993	1993	3	20	175	
5	0441	STK FNC 4'	0	100	0	0	81.00	LF	6.50	6.50	100	1993	1993	3	20	105	
6	0442	STK FNC 5'	0	100	0	0	8.00	LF	8.10	8.10	100	1993	1993	3	20	13	

LAND DESCRIPTION

TOTAL OB/XF 6,224

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		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 Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS