UNIT 1745
IN OR 1326/1667
DUNES CLUB VILLAS #2

DRD INVESTMENT LLC
2 ROYAL TERN CT
SAVANNAH, GA 31411

2025

02-6N-29-DCV2-1745-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Recreation	2 POOLS	2 POOLS 100
Recreation	TENNIS CT	TENNIS CT 100
Location	NORTH	NORTH 100
View Lump Sum	OCEAN	OCEAN 100
Desirability	3RD FLOOR	3RD FLOOR 100
Balcony	1100SF FOP	1100SF FOP 100
Parking	U/G GAR 2	U/G GAR 2 100
Bedrooms		3 100
Bathrooms		3.5 100
Oth Rooms		3 100
Quality	04	Quality Level 04
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	3,192			3,192	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3123832		3,192				2005	2005	100	100	0		

1 CONDO – 0% - 0

HX Base Yr

1745 DUNES CLUB PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	2,674,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,674,900
SOH/AGL Deduction	304,229
ASSESSED VALUE	2,370,671
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,370,671
TOTAL JUST VALUE	2,674,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,432,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24009	REPAIR/RRF	48,540	10/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1326/1667	6/17/2005	WD	Q	I		1,575,000

GRANTOR: DUNES CLUB VILLA COMP

GRANTEE: DRD INVESTMENT LLC

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/29/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS