UNIT 1751
IN OR 1993/572
DUNES CLUB VILLAS #2

BRUNO JOHN C D LIVING TRUST/BRUNO NANCY L TRUSTEE
1751 DUNES CLUB PL
FERNANDINA BEACH, FL 32034

2025

02-6N-29-DCV2-1751-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		6 100
Recreation	2 POOLS	2 POOLS 100
Recreation	TENNIS CT	TENNIS CT 100
Location	NORTH	NORTH 100
View Lump Sum	OCEAN	OCEAN 100
Desirability	6TH FLOOR	6TH FLOOR 100
Balcony	960SF FOP	960SF FOP 100
Parking	DET1 U/G1	DET1 U/G1 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 – 100% - 2016

HX Base Yr 2016

1751 DUNES CLUB PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		2,907,500
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		2,907,500
SOH/AGL Deduction		1,381,998
ASSESSED VALUE		1,525,502
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		1,469,780
TOTAL JUST VALUE		2,907,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,643,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2491/1118	8/23/2021	SW	U	I	11	100
GRANTOR: BRUNO JOHN C.D. & NAN						
GRANTEE: BRUNO JOHN C.D. LIV						
1993/0572	7/23/2015	SW	U	I	11	100
GRANTOR: BRUNO JOHN C D A/K/A						
GRANTEE: BRUNO JOHN C D LIVI						

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