UNIT 1706
DUNES CLUB #4 OR 1497/247

RAMSEY E STEPHEN & LUCILLE M
1706 DUNES CLUBE PLACE
FERNANDINA BEACH, FL 32034

2025

02-6N-29-DCV4-1706-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Recreation	2 POOLS	2 POOLS 100
Recreation	TENNIS CT	TENNIS CT 100
Location	SOUTH	SOUTH 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	3,059			3,059	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3123834		3,059				2007	2007	100	100	0		

1 CONDO – 100% - 2012

HX Base Yr 2012

1706 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		1,518,686
ASSESSED VALUE		1,156,214
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,105,492
TOTAL JUST VALUE		2,674,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,432,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2562/0179	5/02/2022	SW	U	I	11	100
GRANTOR: RAMSEY E STEPHEN						
GRANTEE: RAMSEY E STEPHEN &						
2562/0176	5/02/2022	SW	U	I	11	100
GRANTOR: RAMSEY E STEPHEN TRUS						
GRANTEE: RAMSEY E STEPHEN						

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