BLDG 1 UNIT 102 (A/K/A 1762)
IN OR 2466/1158
DUNES CLUB VILLAS CONDO

RAFFERTY BRIAN J LIVING TRUST/RAFFERTY SHEILA M LI
1762 DUNES CLUB PLACE
FERNANDINA BEACH, FL 32034

**2025**

**02-6N-29-DCVO-0001-1020**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 1 100 |
| Recreation | 2 POOLS | 2 POOLS 100 |
| Recreation | TENNIS CT | TENNIS CT 100 |
| Location | SOUTH | SOUTH 100 |
| View | OCEAN | OCEAN 100 |
| Desirability | 1ST FLOOR | 1ST FLOOR 100 |
| Balcony | 1300SF FOP | 1300SF 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3123830 | | 3,059 | | | | 2003 | 2003 | 100 | 100 | 0 | | |

1 CONDO – 100% - 2017 HX Base Yr 2017

1762 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 | | 2,326,000 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 0 |
| TOTAL MARKET VALUE | | 2,326,000 |
| SOH/AGL Deduction | | 1,039,687 |
| ASSESSED VALUE | | 1,286,313 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 1,235,591 |
| TOTAL JUST VALUE | | 2,326,000 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,115,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2466/1161 | 5/25/2021 | SW | U | I | 11 | 100 |
| GRANTOR: RAFFERTY BRIAN J & SH | | | | | | |
| GRANTEE: RAFFERTY BRIAN J LI | | | | | | |
| 2466/1158 | 5/25/2021 | SW | U | I | 11 | 100 |
| GRANTOR: RAFFERTY SHEILA M & B | | | | | | |
| GRANTEE: RAFFERTY SHEILA M L | | | | | | |

## 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 JG Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS