BLDG 1 UNIT 702 (A/K/A 1774)
INCL DETACHED GARAGE UNIT#1774
DUNES CLUB VILLAS CONDO

FRENCH JOINT TRUST/FRENCH DOUGLAS S CO-TRUSTEE
1774 DUNES CLUB PL
FERNANDINA BEACH, FL 32034

2025

02-6N-29-DCVO-0001-7020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		7 100
Recreation	2 POOLS	2 POOLS 100
Recreation	TENNIS CT	TENNIS CT 100
Location	SOUTH	SOUTH 100
View	OCEAN	OCEAN 100
Desirability	7TH FLOOR	7TH 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	3,059			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% - 2023 HX Base Yr 2023

1774 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		3,489,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		3,489,000
SOH/AGL Deduction		224,498
ASSESSED VALUE		3,264,502
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		3,213,780
TOTAL JUST VALUE		3,489,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,172,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2500836	KITCHEN REMODEL,C	105,000	01/30/2025
B22636	REMODEL	7,261	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2740/321	9/23/2024	WD	U	I	11	100
GRANTOR: FRENCH DOUGLAS ALAN &						
GRANTEE: FRENCH JOINT TRUST						
1823/0451	11/02/2012	WD	Q	I	02	1,400,000
GRANTOR: BURKART ALAN R & ELEA						
GRANTEE: FRENCH DOUGLAS ALAN						

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