GARAGE G-1
DECLARATION OF CONDO
OR 1372/919

SEA DUNES CONDO ASSOC INC
C/O AMELIA ISLAND MANAGEMENT, 5440 FIRST COAST HWY
FERNANDINA BEACH, FL 32034

2025

02-6N-29-V003-0G01-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Parking	DET GARAGE	DET GARAGE 100	8300300
Quality	04	Quality Level 04	
DOR CODE	0403	CONDO GRG/PRK SPACES	
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	340			340	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		340				1984	1984	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

SEA DUNES 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	24,500
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	24,500
SOH/AGL Deduction	0
ASSESSED VALUE	24,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,500
TOTAL JUST VALUE	24,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617397	ADDITION OF GARAG	300,000	03/20/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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