UNIT 1605
IN OR 2069/576
SEA DUNES OR 424/1

LOLE JEFFREY
1605 SEA DUNES PLACE
FERNANDINA BEACH, FL 32034

2025

02-6N-29-V003-1605-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	INTERIOR	INTERIOR 100
View	OCEAN	OCEAN 100
Desirability	1ST FLOOR	1ST FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
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	1,465			1,465	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300300		1,465				1984	1984	100	100	0		

1 CONDO – 100% - 2023 HX Base Yr 2023

1605 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		935,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		935,000
SOH/AGL Deduction		98,423
ASSESSED VALUE		836,577
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		785,855
TOTAL JUST VALUE		935,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		813,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24064	REMODEL	8,100	10/01/2010
B23121	REPAIR/RRF	4,150	12/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2069/0576	8/31/2016	FJ	U	I	11	0
GRANTOR: LOLE CHRISTOPHER WILL						
GRANTEE: LOLE JEFFREY						
1920/0554	4/28/2014	QC	U	I	11	176,000
GRANTOR: GITZEN CATHLEEN						
GRANTEE: LOLE CHRISTOPHER W						

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