UNIT 1615
SEA DUNES OR 424/1

PURVIS-FRANCO APRIL/FRANCO MANUEL GUSTAVO
3500 GULF BLVD APT 412
BELLEAIR BEACH, FL 33786

2025

02-6N-29-V003-1615-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	INTERIOR	INTERIOR 100
View	OCEAN	OCEAN 100
Desirability	2ND FLOOR	2ND 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 – 0% - 2024 HX Base Yr

1619 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	981,750
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	981,750
SOH/AGL Deduction	42,735
ASSESSED VALUE	939,015
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	939,015
TOTAL JUST VALUE	981,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	853,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230016561	INTERIOR UPDATES	150,000	12/29/2023
B25563	REPAIR/RRF	2,034	01/01/2012
B23129	REPAIR/RRF	4,150	12/01/2009
B21336	REMODEL	1,700	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2668/1978	9/25/2023	WD	Q	I	01	1,000,000
GRANTOR: RINASCITA TRUST						
GRANTEE: PURVIS-FRANCO APRIL						
2668/1976	9/14/2023	QC	U	I	11	100
GRANTOR: POWELL JANET LEE REV						
GRANTEE: PURVIS-FRANCO APRIL						

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