UNIT 1630
SEA DUNES OR 424/1

1639 SEA DUNES LLC
2306 GREENSIDE COURT
PONTE VEDRA BEACH, FL 32082

2025

02-6N-29-V003-1630-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	END	END 100
View	OCEAN	OCEAN 100
Desirability	3RD FLOOR	3RD FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
Bathrooms		3 100
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	1,885			1,885	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300300		1,885				1984	1984	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE

1641 SEA DUNES PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	1,260,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,260,000
SOH/AGL Deduction	0
ASSESSED VALUE	1,260,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,260,000
TOTAL JUST VALUE	1,260,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,235,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004586	REMODEL	10,000	03/24/2022
B25872	REMODEL	50,172	04/01/2012
B25857	REPAIR/RRF	23,867	03/01/2012
B24182	REMODEL	16,500	12/01/2010
B23136	REPAIR/RRF	4,150	12/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2351/1771	4/02/2020	WD	Q	I	01	900,000
GRANTOR: KOSSMANN KIRSTEN M						
GRANTEE: 1639 SEA DUNES LLC						
1723/1306	2/04/2011	DG	U	I	11	100
GRANTOR: KOSSMANN DANIEL J & K						
GRANTEE: KOSSMANN KIRSTEN M						

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