

UNIT 1643
IN OR 796/936
SEA DUNES OR 424/1

LIGHT GERALD S TRUSTEE
P O BOX 3970
VALDOSTA, GA 31604

2025

02-6N-29-V003-1643-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										PAGE 1 of 1 5									
Floor										8300300										1 CONDO - 0% - 0									
Recreation POOL										POOL 100										HX Base Yr									
Recreation TENNIS CT										TENNIS CT 100																			
Location INTERIOR										INTERIOR 100																			
View OCEAN										OCEAN 100																			
Desirable 5TH FLOOR										5TH FLOOR 100																			
Balcony FOP/PATIO										FOP/PATIO 100																			
Parking OPEN										OPEN 100																			
Bedrooms										2 100																			
Bathrooms										2 100																			
Oth Rooms										2 100																			
User Defined REMODEL										REMODEL 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										1,300										1,300									
EXTRA FEATURES										1658 SEA DUNES PL, FERNANDINA BEACH																			
L N										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									
L N										USE CODE										CLS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										D T									
DPHT 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																			

VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		927,300	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		927,300	
SOH/AGL Deduction		87,581	
ASSESSED VALUE		839,719	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		839,719	
TOTAL JUST VALUE		927,300	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		842,600	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25521	REPAIR/RRF	2,034	01/01/2012
B23584	REMODEL	50,000	05/01/2010
B23131	REPAIR/RRF	4,150	12/01/2009
B0311672	REPAIR/RRF	1,000	09/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0796/0936	6/13/1997	WD	Q	I	06	100
GRANTOR: LIGHT GERALD S						
GRANTEE: LIGHT GERALD S TRUS						
0692/1177	11/18/1993	QC	Q	I	06	10,750
GRANTOR: LIGHT GLORIA ELAINE						
GRANTEE: LIGHT GERALD S						

BUILDING NOTES									

BUILDING DIMENSIONS									