UNITS 1523 & 1524
IN OR 2029/1513
PIPER DUNES NORTH CONDO

LINWOOD TRUST/HIGGINBOTHAM ANN TRUSTEE
5949 SHERRY LN SUITE 1110
DALLAS, TX 75225

2025

02-6N-29-V0P0-1523-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		5 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	END	END 100
View	OCEAN	OCEAN 100
Desirability	5TH FLOOR	5TH FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	2 GARAGE	2 GARAGE 100
Bedrooms		6 100
Bathrooms		6.5 100
Oth Rooms		2 100
Quality	05	Quality Level 05
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	4,288			4,288	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8307100		4,288				1994	1994	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

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

1523 PIPER DUNES PL, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	3,387,650
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	3,387,650
SOH/AGL Deduction	220,984
ASSESSED VALUE	3,166,666
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,166,666
TOTAL JUST VALUE	3,387,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,193,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001234	REMODEL	75,000	03/20/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2029/1513	2/16/2016	SW	U	I	11	100
GRANTOR: KERSHAW CLAYTON & LES						
GRANTEE: LINWOOD TRUST						
1897/0749	1/07/2014	WD	Q	I	02	1,950,000
GRANTOR: BERKMAN DAVID & BETTY						
GRANTEE: KERSHAW CLAYTON & L						

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