

UNIT 1539  
PIPER DUNES CONDO PHASE 2

ELDER SCOT M & MICHELLE B  
4093 LONDON RD  
JACKSONVILLE, FL 32207

2025

02-6N-29-V0P0-1539-0000



| BUILDING CHARACTERISTICS    |  |  |  |  |  |  |  |  |  | MARKET ADJUSTMENTS                    |  |  |  |  |  |  |  |  |  | NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|--|--|--|--|---------------------------------------|--|--|--|--|--|--|--|--|--|---------------------------|--|--|--|--|--|--|--|--|--|
| ELEMENT                     |  |  |  |  |  |  |  |  |  | CD                                    |  |  |  |  |  |  |  |  |  | CONSTRUCTION              |  |  |  |  |  |  |  |  |  |
| Floor                       |  |  |  |  |  |  |  |  |  | 5 100                                 |  |  |  |  |  |  |  |  |  | 8307100                   |  |  |  |  |  |  |  |  |  |
| Recreation                  |  |  |  |  |  |  |  |  |  | POOL                                  |  |  |  |  |  |  |  |  |  | POOL 100                  |  |  |  |  |  |  |  |  |  |
| TENNIS CT                   |  |  |  |  |  |  |  |  |  | TENNIS CT 100                         |  |  |  |  |  |  |  |  |  | 1 CONDO - 0% - 0          |  |  |  |  |  |  |  |  |  |
| Location                    |  |  |  |  |  |  |  |  |  | END                                   |  |  |  |  |  |  |  |  |  | END 100                   |  |  |  |  |  |  |  |  |  |
| View                        |  |  |  |  |  |  |  |  |  | OCEAN                                 |  |  |  |  |  |  |  |  |  | OCEAN 100                 |  |  |  |  |  |  |  |  |  |
| Desirable                   |  |  |  |  |  |  |  |  |  | 5TH FLOOR                             |  |  |  |  |  |  |  |  |  | 5TH FLOOR 100             |  |  |  |  |  |  |  |  |  |
| Balcony                     |  |  |  |  |  |  |  |  |  | FOP/PATIO                             |  |  |  |  |  |  |  |  |  | FOP/PATIO 100             |  |  |  |  |  |  |  |  |  |
| Parking                     |  |  |  |  |  |  |  |  |  | 1 GARAGE                              |  |  |  |  |  |  |  |  |  | 1 GARAGE 100              |  |  |  |  |  |  |  |  |  |
| Bedrooms                    |  |  |  |  |  |  |  |  |  | 3 100                                 |  |  |  |  |  |  |  |  |  | 3 100                     |  |  |  |  |  |  |  |  |  |
| Bathrooms                   |  |  |  |  |  |  |  |  |  | 3 100                                 |  |  |  |  |  |  |  |  |  | 3 100                     |  |  |  |  |  |  |  |  |  |
| Oth Rooms                   |  |  |  |  |  |  |  |  |  | 2 100                                 |  |  |  |  |  |  |  |  |  | 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                      |  |  |  |  |  |  |  |  |  | 2,144                                 |  |  |  |  |  |  |  |  |  | 2,144                     |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES              |  |  |  |  |  |  |  |  |  | 1539 PIPER 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                       |  |  |  |  |  |  |  |  |  |
| DPH 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:         |  |  |  |  |  |  |  |  |  |
| Market:                     |  |  |  |  |  |  |  |  |  | 0                                     |  |  |  |  |  |  |  |  |  | Agricultural:             |  |  |  |  |  |  |  |  |  |
| Common:                     |  |  |  |  |  |  |  |  |  | 0                                     |  |  |  |  |  |  |  |  |  | PRINTED 07/30/2025 BY SYS |  |  |  |  |  |  |  |  |  |