

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		
Floor		3 100		8307100		2,144				1994	1994	100	100	0			
Recreation	POOL	POOL 100		1 CONDO - 0% - 0										HX Base Yr			
Recreation	TENNIS CT	TENNIS CT 100															
Location	END	END 100															
View	OCEAN	OCEAN 100															
Desirability	FLOOR	3RD FLOOR 100															
Balcony	FOP/PATIO	FOP/PATIO 100															
Parking	1 GARAGE	1 GARAGE 100															
Bedrooms		3 100															
Bathrooms		3 100															
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				2,144			2,144										

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,810,740
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,810,740
SOH/AGL Deduction		393,491
ASSESSED VALUE		1,417,249
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,417,249
TOTAL JUST VALUE		1,810,740
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,724,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P014655	NEW CONSTR	2,200	04/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2775/48	1/01/2025	SW	U	I	11	100
GRANTOR: THOMPSON NANCY & ANDY						
GRANTEE: NAT LEGACY LLC						
2015/0602	11/11/2015	WD	U	I	11	100
GRANTOR: THOMPSON J ANDY						
GRANTEE: THOMPSON NANCY & AN						

EXTRA FEATURES															BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
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				
1550 PIPER DUNES PL, FERNANDINA BEACH																				

BUILDING NOTES									

BUILDING DIMENSIONS									

LAND DESCRIPTION										TOTAL OB/XF														
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