PT J PELOT GRANT SEC 11-2N-28E
PAR 1-3 IN OR 873/1136

NICKLAS STEVEN J & JILL
4075 DUNEWOOD PL
FERNANDINA BEACH, FL 32034

2025

11-2N-28-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

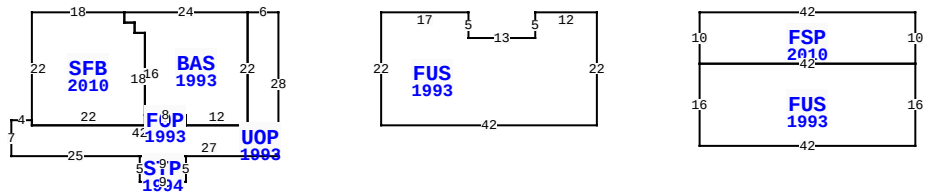
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	31	HARDIE BRD 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	2030.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	436	100	1993	436	71,386
FOP	16	30	1993	5	819
FSP	420	40	2010	168	27,507
FUS	672	100	1993	672	110,027
FUS	859	100	1993	859	140,644
SFB	472	80	2010	378	61,890
STP	45	10	1994	4	655
UOP	448	20	1993	90	14,736
TOTALS	3,368			2,612	427,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,612	117.4272	185.53	484,604	1991	2000	0	0	0	11.75	88.25

1 SFR CUST – 100% - 2000 Heated Area: 2345 HX Base Yr 2000



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	427,663
TOTAL MARKET OB/XF VALUE	8,955
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	786,618
SOH/AGL Deduction	541,017
ASSESSED VALUE	245,601
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	194,879
TOTAL JUST VALUE	786,618
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	637,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7003	NEW CONSTR	81,357	02/14/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0873/1136	3/09/1999	WD	Q	I		233,000
GRANTOR: WARD JUDITH DEWITT						
GRANTEE: NICKLAS STEVEN J &						
0856/1509	11/24/1998	WD	Q	I	01	180,000
GRANTOR: WARD JUDITH K						
GRANTEE: WARD JUDITH DEWITT						

4075 DUNEWOOD PL, FERNANDINA BEACH

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

BUILDING NOTES

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
2	0812	CONCRETE C	0	100	0	0	1,532.00	SF	4.00	4.00	100	1991	1991	3	59.5	3,646	
3	0811	CONCRETE B	0	100	30	22	660.00	SF	5.20	5.20	100	1993	1993	3	64	2,196	
4	0940	SHEDS/PORT	0	100	15	10	150.00	SF	20.10	20.10	100	1992	1992	3	20	603	
5	0350	CARPORT WD	0	100	10	10	100.00	SF	6.50	6.50	100	1992	1992	3	20	130	

BUILDING DIMENSIONS

UOP=[YR=1993] W6 BAS=[YR=1993] W24 SFB=[YR=2010] W18 S22 E22 FOP=[YR=1993] E8 N2 W8 S2$ N18 W2 N2 W2 N2$ S2 E2 S2 E2 S16 E8 S2 E12 N22$ S22 W42 N1 W4 S7 E25 STP=[YR=1994] S5 E9 N5 W9$ E27 N28$ PTR=E20 FUS=[YR=1993] E17 S5 E13 N5 E12 S22 W42 N22$ W20$ PTR=E82 FSP=[YR=2010] E42 S10 FUS=[YR=1993] S16 W42 N16 E42$ W42 N10$ W82$.

LAND DESCRIPTION

TOTAL OB/XF 8,955

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
1	000100	C	RES	100		RSF-	1129.00	120.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 06/13/2022 BY KWA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS