LOT 2 & PT OF LOT 1
IN OR 2800/1477
LITTLE PINEY ISLAND #2 PB5/261

DUNKEL ROBERT H & LAURA S REVOCABLE TRUST/DUNKEL R
98046 LITTLE PINEY ISLAND POIN
FERNANDINA BEACH, FL 32034

2025

47-3N-28-5001-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

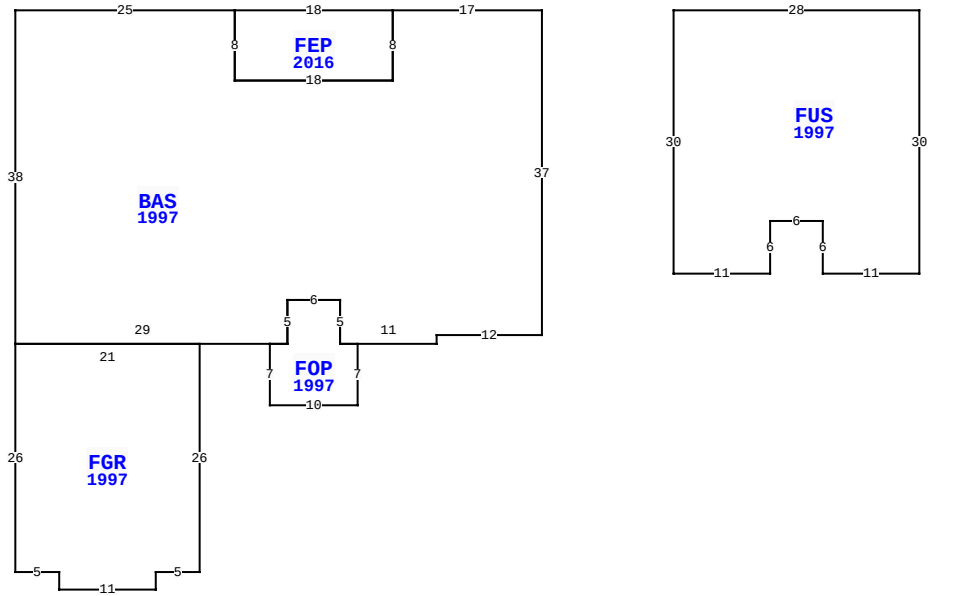
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100	1997	2,094	292,255
FEP	144	80	2016	115	16,050
FGR	568	55	1997	312	43,545
FOP	100	30	1997	30	4,187
FUS	804	100	1997	804	112,212
TOTALS	3,710			3,355	468,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,355	102.1200	161.35	541,329	1997	1997	0	0	0	13.50	86.50

1 SFR CUST – 100% - 2023 Heated Area: 2898 HX Base Yr 2023



98046 LITTLE PINEY ISLAND PT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		468,250
TOTAL MARKET OB/XF VALUE		20,047
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		763,297
SOH/AGL Deduction		28,421
ASSESSED VALUE		734,876
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		684,154
TOTAL JUST VALUE		763,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		731,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001605	WINDOWS	16,956	02/02/2022
M2005961	H/AC	0	07/01/2020
B1702481	REPAIR/RRF	10,810	04/01/2017
007096	XFOB	23,666	05/01/2000
973849	NEW CONSTR	175,000	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2800/1477	7/11/2025	QC	U	I	11	100
GRANTOR: DUNKEL ROBERT H & LAU						
GRANTEE: DUNKEL ROBERT H & L						
2487/1034	8/12/2021	WD	Q	I	01	755,000
GRANTOR: BOYD SAMUEL S & BARBA						
GRANTEE: DUNKEL ROBERT H & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W17 FEP=[YR=2016] W18 S8 E18 N8$ S8 W18 N8 W25 S38 FGR=[YR=1997] S26 E5 S2 E11 N2 E5 N26 W21$ E29 FOP=[YR=1997] S7 E10 N7 W2 N5 W6 S5 W2$ E2 N5 E6 S5 E11 N1 E12 N37$ PTR=E15 FUS=[YR=1997] E28 S30 W11 N6 W6 S6 W11 N30$ W15$.

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	0812	CONCRETE C	0	100	0	0	2,536.00	SF	4.00	4.00	100	1997	1997	3	72	7,304	
2	1242	WD DECK A	0	100	4	7	28.00	SF	10.00	10.00	100	1997	1997	3	20	56	
3	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1997	1997	3	20	200	
4	0300	BOAT DCK W	0	100	0	0	576.00	SF	40.00	40.00	100	2005	2005	3	36	8,294	
5	0911	SCRN RM A	0	100	0	0	408.00	SF	17.50	17.50	100	2000	2000	3	20	1,428	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 20,047

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	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 05/26/2021 BY KWA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS