



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	4.	4. 100
Units		0 100

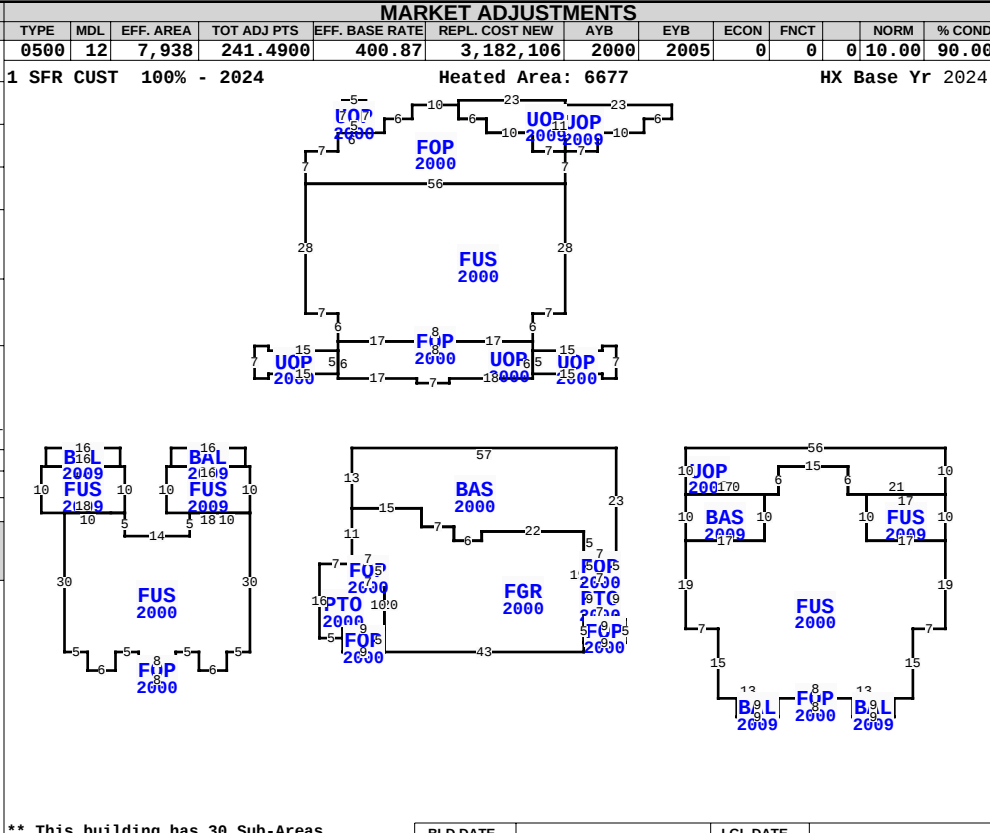
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	36	15	2009	5	1,804
BAL	36	15	2009	5	1,804
BAL	64	15	2009	10	3,608
BAL	64	15	2009	10	3,608
BAS	991	100	2000	991	357,536
BAS	170	100	2009	170	61,333
FGR	1,230	55	2000	676	243,889
FOP	32	30	2000	10	3,608
FOP	32	30	2000	10	3,608
FOP	32	30	2000	10	3,608
TOTALS	10,603			7,938	863,895

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	81	1,620	
3	1126	CB/STC 8"	0 100	0	0	340.00	SF	8.00	8.00	100	2000	2000	3	75	2,040	
10	0410	ELEVATOR	0 100	0	0	1.00	UT	15,000.00	15,000.00	100	2000	2000	3	100	15,000	
11	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	81	1,620	
14	0860	POOL/SPA	0 100	0	0	1.00	UT	70,000.00	70,000.00	100	2026	2025	06	100	70,000	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000120	C



** This building has 30 Sub-Areas

12 DUNES ROW, FERNANDINA BEACH

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

TOTAL OB/XF		
L N	USE CODE	CLS
1	000120	C

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE	2,863,895	
TOTAL MARKET OB/XF VALUE	90,280	
TOTAL LAND VALUE - MARKET	3,000,000	
TOTAL MARKET VALUE	5,954,175	
SOH/AGL Deduction	690,988	
ASSESSED VALUE	5,263,187	
TOTAL EXEMPTION VALUE	HX HB 51,411	
BASE TAXABLE VALUE	5,211,776	
TOTAL JUST VALUE	5,954,175	
NCON VALUE	70,000	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	5,244,424	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240003281	POOL	400,000	03/21/2024
230005003	RMDL INTERIOR	500,000	04/18/2023
230003826	DEMO INTERIOR	55,000	03/22/2023
M14444	REMODEL	1,200	04/01/2009
E21673	ELEC OTHER	3,000	03/01/2009
B22025	REMODEL	200,000	10/01/2008

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2616/1763	1/30/2023	WD Q
GRANTOR: ERDAHL FAMILY TRUST		
GRANTEE: CALAVAN MATTHEW & K		
2515/1985	10/29/2021	WD U
GRANTOR: ERDAHL MARILYN J QUAL		
GRANTEE: ERDAHL FAMILY TRUST		

BUILDING NOTES		

BUILDING DIMENSIONS		
FUS=[YR=2000;ORIG=71,20]	S19 W7 S15 W4 W13 N2 W8 S2 W4 W13	
N15 W7 N19 E17 N10 E3 N6 E15 S6 E4 S10 E17	\$	
FUS=[YR=2000;ORIG=-18,-23]	N6 E7 N28 W56 S28 E7 S6 E17 N2 E8	
S2 E17	\$	
FGR=[YR=2000;ORIG=-57,13]	S11 E7 S20 E43 N2 N5 N19 W22 S2 W6	
N3 W7 N4 W15	\$	
FUS=[YR=2000;ORIG=-109,14]	E3 S5 E14 N5 E3 E10 S30 W5 S4 W6	
N4 W5 S2 W8 N2 W5 S4 W6 N4 W5 N30 E10	\$	
BAS=[YR=2000;ORIG=0,0]	W57 S13 E15 S4 E7 S3 E6 N2 E22 S5 E7	
N23	\$	
FOP=[YR=2000;ORIG=-11,-57]	N7 W7 N4 W10 N3 W6 N3 W10 S3 W6 S3	
W4 W6 S4 W7 S7 E56	\$	