LOT 11
IN OR 2223/1289
DUNES ROW PHASE II PB 5/315

MULLMAN JOHN P
10 DUNES ROW
FERNANDINA BEACH, FL 32034

2026

02-6N-29-0390-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

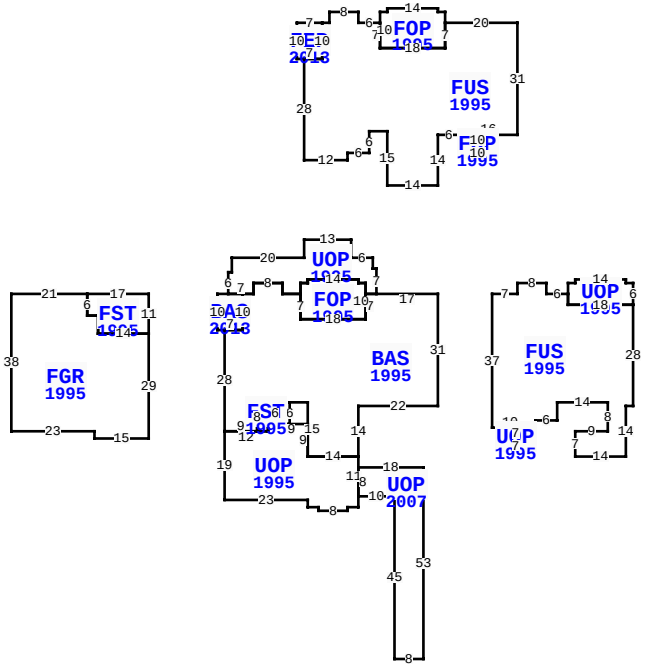
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		6 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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
BAS	1,946	100	1995	1,946	709,457
BAS	70	100	2013	70	25,520
FEP	70	80	2013	56	20,416
FGR	1,302	55	1995	716	261,033
FOP	50	30	1995	15	5,468
FOP	194	30	1995	58	21,146
FOP	194	30	1995	58	21,146
FST	36	55	1995	20	7,292
FST	172	55	1995	95	34,635
FUS	1,394	100	1995	1,394	508,214
TOTALS	9,110			6,750	2,460,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	6,750	244.0218	405.08	2,734,290	1995	2005	0	0	0	10.00	90.00

1 SFR CUST 0% - 0 Heated Area: 5392 HX Base Yr



** This building has 16 Sub-Areas

10 DUNES ROW, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	2,460,861
TOTAL MARKET OB/XF VALUE	23,027
TOTAL LAND VALUE - MARKET	3,000,000
TOTAL MARKET VALUE	5,483,888
SOH/AGL Deduction	233,433
ASSESSED VALUE	5,250,455
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,250,455
TOTAL JUST VALUE	5,483,888
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,773,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25470	ADDITION	29,687	01/01/2012
B24760	REMODEL	8,250	05/01/2011
B9906269	REMODEL	850	07/01/1999
V9900047	REMODEL	1,500	07/01/1999
B9400768	NEW CONSTR	627,000	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2223/1289	9/13/2018	WD	Q	I	01	3,350,000
GRANTOR: ERICKSON JOHN RUSSELL						
GRANTEE: MULLMAN JOHN P						
1831/0057	12/17/2012	QC	U	I	11	100
GRANTOR: ERICKSON JOHN R & KIM						
GRANTEE: ERICKSON KIMBERLY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W17 UOP=[YR=1995] N7 W1 N3 W6 N5 W13 S5 W20 S4 W1 S6 BAS=[YR=2013] W3 S10 E7 N10W4 $ E7 N3 E8 S3 E5 FOP=[YR=1995] S7E18N10 W2 N1 W14 S1 W2 S3 $ N3 E2N1 E14 S1E2S3 E3 $ W3 S7W18 N7 W5 N3 W8 S3 W3 S10 W5 S28UOP=[YR=1995] S19E23S2E3S1 E8N1E3N3 UOP=[YR=2007] E10 S45 E8 N53 W18 S8$ N11 W14 N9W9 FST=[YR=1995] N6W5S8 E3N2E2$ W2 S2 W12 $ E9 N8E5S6 E4 N6E5S15 E14N14 E22 N31 $ PTR=E15 FUS=[YR=1995] E7 N3 E8S3E6UOP=[YR=1995] N3 E2N1E14 S1 E2 S6W18 N3 $S3 E18 S28W2 S14W14 N7E9 N8 W14 S5 W6 S2 W2 UOP=[YR=1995] S5W7N5E7$ W10 N37 $W15 $ PTR= N30 FUS=[YR=1995] N14E6 FOP=[YR=1995] S5 E10 N5W10 $ E16N31 W20 FOP=[YR=1995] N3W2 N1 W14 S1 W2 S10 E18 N7 $ S7 W18N7W6 N3 W8

EXTRA FEATURES

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	74	1,480	
2	0410	ELEVATOR	0	0	0	0	1.00	UT	20,000.00	20,000.00	100	1995	1995	3	100	20,000	
6	1126	CB/STC 8"	0	0	0	0	293.00	SF	8.00	8.00	100	1995	1995	3	66	1,547	

LAND DESCRIPTION

TOTAL OB/XF 23,027

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	RES OCEAN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	3,000,000.00	3,000,000.00	3,000,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 3,000,000 Market: 0 Agricultural: 0 Common: 3,000,000 PRINTED 07/09/2026 BY SYS