

LOT 12
IN OR 1893/772
DUNES ROW PHASE II PB 5/315

FLANNERY THOMAS & PATRICIA
8 DUNES ROW
FERNANDINA BEACH, FL 32034

2026

02-6N-29-0390-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5.5 100
Frame	03	MASONRY 100
Stories	4.	4. 100
Units		0 100

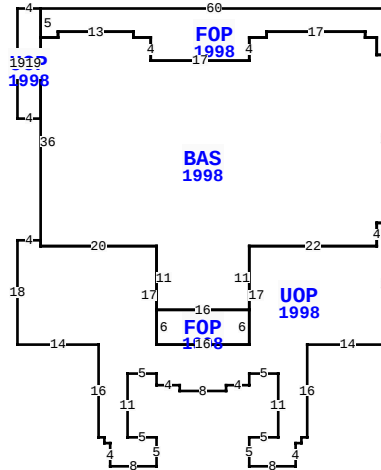
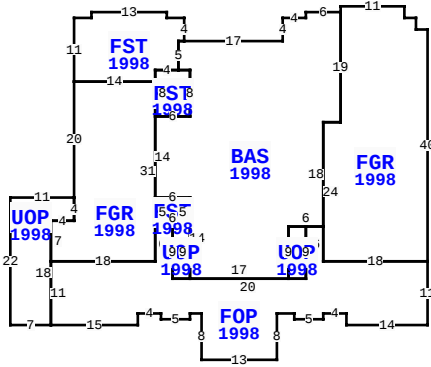
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,071	100	1998	1,071	387,960
BAS	2,284	100	1998	2,284	827,358
FGR	462	55	1998	254	92,009
FGR	720	55	1998	396	143,447
FOP	143	30		43	15,576
FOP	96	30	1998	29	10,505
FOP	344	30	1998	103	37,310
FOP	724	30	1998	217	78,606
FST	30	55	1998	16	5,796
FST	48	55	1998	26	9,419
TOTALS	12,073			8,776	3,179,027

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00
4	0860	POOL/SPA	0	0	0	0	1.00	UT	60,000.00
6	1126	CB/STC 8"	0	0	0	0	1,059.00	SF	8.00
7	0410	ELEVATOR	0	0	0	0	1.00	UT	25,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	8,776	242.4638	402.49	3,532,252	1998	2005	0	0	0 10.00	90.00
1 SFR CUST			0% - 0			Heated Area: 7150			HX Base Yr		



** This building has 20 Sub-Areas
8 DUNES ROW, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/08/2025 MLU

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 5					Tax Dist:				
BUILDING MARKET VALUE					3,179,027				
TOTAL MARKET OB/XF VALUE					85,260				
TOTAL LAND VALUE - MARKET					3,000,000				
TOTAL MARKET VALUE					6,264,287				
SOH/AGL Deduction					49,154				
ASSESSED VALUE					6,215,133				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					6,215,133				
TOTAL JUST VALUE					6,264,287				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					5,650,169				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1810214	REMODEL	57,311	10/08/2018
17003812	SWIM POOL	60,000	04/28/2017
B9603444	SWIM POOL	35,000	11/01/1996
B9603423	NEW CONSTR	1,100,000	10/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1893/0772	12/10/2013	WD	Q	I	01	4,100,000
GRANTOR: LUKE M JEAN TRUSTEE						
GRANTEE: FLANNERY THOMAS & P						
1526/1471	9/24/2007	WD	Q	I	01	100
GRANTOR: LUKE M JEAN						
GRANTEE: LUKE M JEAN TRUSTEE						

BUILDING NOTES									
BAS=[YR=1998;ORIG=84,8] S29 W2 S4 W22 S11 W16 N11 W20 N36 E3 N1 E13 S1 E3 S4 E17 N4 E3 N1 E17 S1 E2 S3 E2 \$									
UOP=[YR=1998;ORIG=84,37] S21 W14 S16 W1 S1 W1 S4 W8 N5 E5 N11 W5 S2 W4 S1 W8 N1 W4 N2 W5 S11 E5 S5 W8 N4 W1 N1 W1 N16 W14 N18 E4 S1 E20 S17 E16 N17 E22 N4 E2 \$									
BAS=[YR=1998;ORIG=-15,-3] W6 S1 W4 S4 W17 W1 S5 E2 S8 W6 S14 E6 S14 E17 N9 E6 N18 E3 N19 \$									
FOP=[YR=1998;ORIG=-65,51] E15 N2 E4 S1 E5 N1 E2 S8 E13 N8 E3 S1 E5 N1 E4 S2 E14 N11 W18 N6 W3 S9 W20 W3 N9 W3 S6 W18 S11 \$									
FGR=[YR=1998;ORIG=0,0] W2 N2 W2 N2 W11 S1 S19 W3 S24 E18 N40 \$									
FGR=[YR=1998;ORIG=-61,9] S20 S4 W4 S7 E18 N31 W14 \$									

TOTAL OB/XF									
85,260									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	0		PUD	0.00	0.00	1.00