LOT 1
IN OR 777 PG 1995
LITTLE DUNES PHASE 3 PB 6/56

ABOOD FREDERICK J JR & THERESA/
1 LITTLE DUNE CIRCLE
FERNANDINA BEACH, FL 32034

2026

02-6N-29-DCLO-0001-0000

BUILDING CHARACTERISTICS

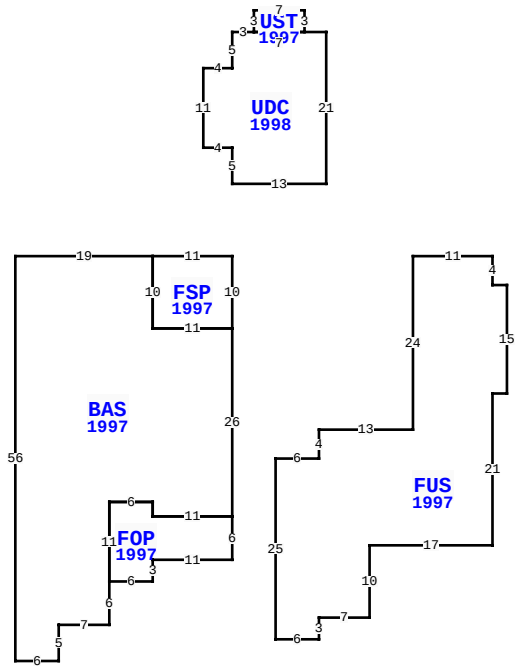
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10003.010	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,183	100	1997	1,183	258,095
FOP	132	30	1997	40	8,727
FSP	110	40	1997	44	9,600
FUS	898	100	1997	898	195,917
UDC	317	25	1998	79	17,235
UST	21	45	1997	9	1,964
TOTALS	2,661			2,253	491,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,253	151.9392	252.22	568,252	1997	1997	0	0	0	13.50	86.50

1 SFR CUST 100% - 1998 Heated Area: 2081 HX Base Yr 1998



1 LITTLE DUNES CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		491,538
TOTAL MARKET OB/XF VALUE		1,520
TOTAL LAND VALUE - MARKET		550,000
TOTAL MARKET VALUE		1,043,058
SOH/AGL Deduction		624,657
ASSESSED VALUE		418,401
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		366,990
TOTAL JUST VALUE		1,043,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		928,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603508	NEW CONSTR	69,635	12/01/1996
B9603510	GARAGE	3,808	12/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0777/1995	11/27/1996	WD	Q	V		56,000

GRANTOR: DUNES CLUB COMPANY II
GRANTEE: ABOOD FREDERICK JR

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1997] W11 BAS=[YR=1997] W19 S56 E6 N5 E7 N6 FOP=[YR=1997] E6 N3 E11 N6 W11 N2 W6 S11$ N11 E6 S2 E11 N26 W11 N10$ S10 E11 N10$ PTR= E25 FUS=[YR=1997] E11 S4 E2 S15 W2 S21 W17 S10 W7 S3 W6 N25 E6 N4 E13 N24$ W25$ PTR=N10 UDC=[YR=1998] N5 W4 N11 E4 N5 E3 UST=[YR=1997] N3 E7 S3 W7$ E10 S21 W13$ S10$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	76	1,520	

LAND DESCRIPTION

TOTAL OB/XF 1,520

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	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	550,000.00	550,000.00	550,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 550,000 Market: 0 Agricultural: 0 Common: 550,000 PRINTED 07/09/2026 BY SYS