

LOT 3
IN OR 1477/1
LITTLE DUNES PHASE 3 PB 6/56

TOOLEY DAVID R & CAROLYN S
653 CANDLEWOOD WAY
MELBOURNE, FL 32940

2026

02-6N-29-DCLO-0003-0000



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 Floor	12	HARDWOOD 60
Interior Floor	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	114	30	1997	34	7,417
FSP	110	40	1997	44	9,600
FUS	898	100	1997	898	195,917
UDC	273	25	1993	68	14,836
UOP	6	20	1997	1	218
UOP	22	20	1997	4	873
UST	28	45	1997	13	2,836
UST	40	45	1997	18	3,927

TOTALS 2,674 2,263 493,720

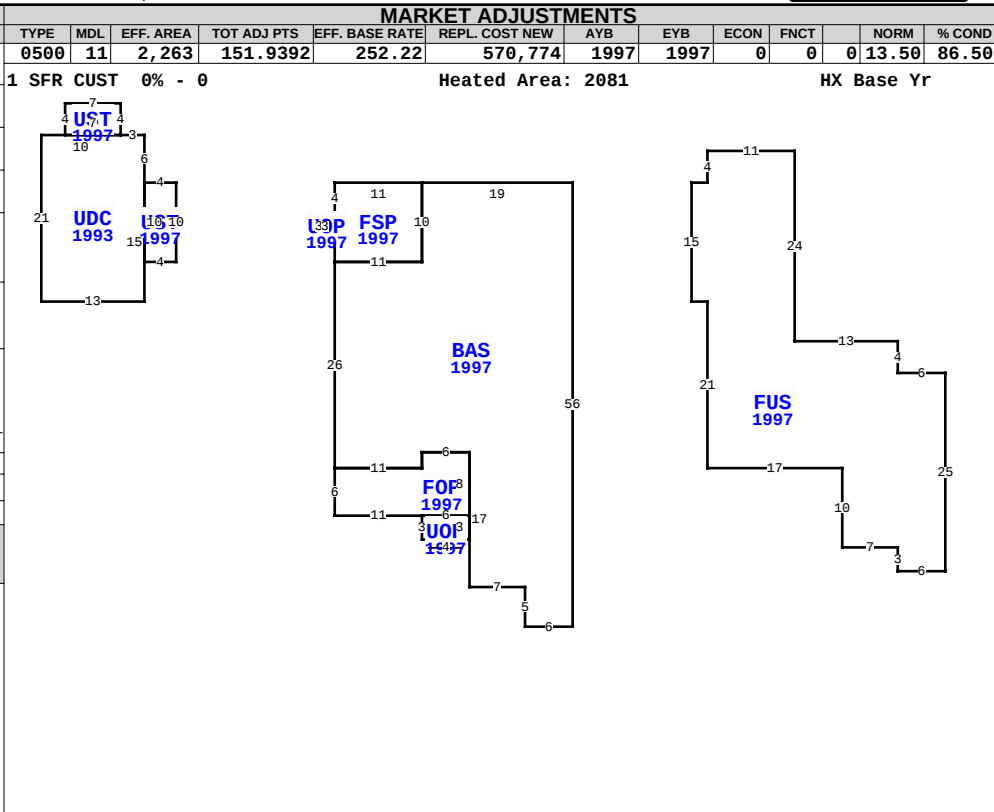
EXTRA FEATURES

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	1997	1997	3	77	1,540	
4	1075	TRELLIS G	0	0	6	6	36.00	SF	35.00	35.00	100	1997	1997	3	23	290	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		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



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

3 LITTLE DUNES CIR, FERNANDINA BEACH

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	1997	1997	3	77	1,540	
4	1075	TRELLIS G	0	0	6	6	36.00	SF	35.00	35.00	100	1997	1997	3	23	290	

TOTAL OB/XF 1,830

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1	000140	C	RES GOLF	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	550,000.00	550,000.00	550,000							

Total Acres: 0.00 Total Land Value: 550,000 Market: 0 Agricultural: 0 Common: 550,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 5

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		493,720
TOTAL MARKET OB/XF VALUE		1,830
TOTAL LAND VALUE - MARKET		550,000
TOTAL MARKET VALUE		1,045,550
SOH/AGL Deduction		234,960
ASSESSED VALUE		810,590
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		810,590
TOTAL JUST VALUE		1,045,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		932,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603509	NEW CONSTR	69,635	12/01/1996
B9603511	XFOB	3,400	12/01/1996

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B9603509	NEW CONSTR	69,635	12/01/1996
B9603511	XFOB	3,400	12/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/0001	2/06/2007	WD	Q	I		912,500

GRANTOR: STEEL TECHNOLOGIES IN

GRANTEE: TOOLEY DAVID R & CA

1123/1267 3/21/2003 WD Q I 545,000

GRANTOR: GRAY ROBERT C & JOANN

GRANTEE: STEEL TECHNOLOGIES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W19 FSP=[YR=1997] W11 S4 UOP=[YR=1997] W2 S3 E2 N3 \$ S6 E11 N10 \$ S10 W11 S26 FOP=[YR=1997] S6 E11 UOP=[YR=1997] S3 E1 S1 E4 N1 E1 N3 W6 \$ E6 N8 W6 S2 W11 \$ E11 N2 E6 S17 E7 S5 E6 N56 \$ PTR= E15 FUS=[YR=1997] E2 N4 E11 S24 E13 S4 E6 S25 W6 N3 W7 N10 W17 N21 W2 N15 \$ W15 \$ PTR= W50 UST=[YR=1997] W4 UDC=[YR=1993] N6 W3 UST=[YR=1997] N4 W7 S4 E7 \$ W10 S21 E13 N15 \$ S10 E4 N10 \$ E50 \$.

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