

LITTLE DUNES PHASE 3 PB 6/56

FERNANDINA BEACH, FL 32034

2026

02 0N 20 0000 0000 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

1,198

100

1998

1,198

270,433

FOP

112

30

1998

34

7,675

FSP

110

40

1998

44

9,933

FUS

898

100

1998

898

202,712

UDC

273

25

1998

68

15,350

UOP

8

20

1998

2

451

UOP

8

20

1998

2

451

UST

50

45

1998

22

4,966

TOTALS

2,657

2,268

511,971

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

0 100

0 0

1.00

UT

2,000.00

2,000.00

100

1998

1998

3

79

1,580

4

1075

TRELLIS G

0 100

6 5

30.00

SF

35.00

35.00

100

1998

1998

3

24

252

7

1242

WD DECK A

0 100

3 3

9.00

SF

10.00

10.00

100

1998

1998

3

20

18

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

100

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

550,000.00

550,000.00

550,000

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0500

11

2,268

151.9392

252.22

572,035

1998

2003

0

0

10.50

89.50

HEATED AREA

2096

BASE YEAR

2020

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/23/2026

MLU

NASSAU COUNTY PROPERTY

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VALUATION BY

Tax Group: 5

Tax Dist:

STANDARD

BUILDING MARKET VALUE

511,971

TOTAL MARKET OB/XF VALUE

1,850

TOTAL LAND VALUE - MARKET

550,000

TOTAL MARKET VALUE

1,063,821

SOH/AGL Deduction

479,659

ASSESSED VALUE

584,162

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

532,751

TOTAL JUST VALUE

1,063,821

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

951,057

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2293/0670

6/21/2019

WD Q

I

02

637,500

GRANTOR: WRIGHT ALEXANDER B &

GRANTEE: OLSON DONALD O & SU

2058/1784

7/15/2016

WD Q

I

01

580,000

GRANTOR: JAPOWICZ EVA

GRANTEE: WRIGHT ALEXANDER B

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1998] W2 FSP=[YR=1998] N3 W11 BAS=[YR=1998] W19 S57 E6 N5 E7 N10 FOP=[YR=1998] E1 UOP=[YR=1998] S2 E4 N2 W4 \$ E16 N6 W12 N2 W5 S8 \$ N8 E5 S2 E12 N26 W11 N10 \$ S10 E11 N7 \$ S4 E2 N4 \$ PTR= E15 FUS=[YR=1998] E6 N4 E13 N24 E11 S4 E2 S15 W2 S21 W17 S10 W7 S3 W6 N25 \$ W15 \$ PTR= N15 UDC=[YR=1998] N5 UST=[YR=1998] E5 N10 W5 S10 \$ N16 W13 S21 E13 \$ S15 \$.