

COLEN LIJANA R TRUSTEE/LIJANE R COLEN REVOCABLE TR
6 LITTLE DUNES CIRCLE
FERNANDINA BEACH, FL 32034

02-6N-29-DCLO-0006-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 1	5
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 5				Tax Dist:			
BUILDING MARKET VALUE				494,782			
TOTAL MARKET OB/XF VALUE				1,655			
TOTAL LAND VALUE - MARKET				550,000			
TOTAL MARKET VALUE				1,046,437			
SOH/AGL Deduction				466,995			
ASSESSED VALUE				579,442			
TOTAL EXEMPTION VALUE				HX HB	51,411		
BASE TAXABLE VALUE				528,031			
TOTAL JUST VALUE				1,046,437			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				930,027			
PERMIT NUM DESCRIPTION AMT ISSUED							
M1217491	H/AC			0		08/01/2012	
B9401469	GARAGE			4,862		12/01/1994	
B9401467	NEW CONSTR			70,335		11/01/1994	
SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	I V I	RSN CD	SALE PRICE	
0881/1244	5/05/1999	WD	Q	I	01	100	
GRANTOR: COLEN BRADFORD E & LI							
GRANTEE: COLEN LIJANA R TRUS							
0740/0401	9/27/1995	WD	Q	I		293,500	
GRANTOR: DUNES CLUB COMPANY II							
GRANTEE: COLEN BRADFORD E &							
BUILDING NOTES							
BUILDING DIMENSIONS							
BAS=[YR=1995] W19 FSP=[YR=1995] W11 S10 E11 N10\$ S10 W11 S26 FOP=[YR=1995] S6 E11 UOP=[YR=1995] S3 E6 N3 W6\$ E6 N8 W5 S2 W12\$ E12 N2 E5 S17 E7 S7 E6 N58\$ PTR=E15 FUS=[YR=1995] E2 N4 E12 S23 E13 S4E5 S28 W6 N6 W7 N9 W17 N21 W2 N15\$ W15\$ PTR=N15 UDC=[YR=1995] E13 N6 UST=[YR=1995] E4 N10 W4 S10\$ N15 W7 UST=[YR=1995] N4 W6 S4 E6\$ W6 S21\$ S15\$.							
LAND ALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV							
550,000							
Common: 550,000 PRINTED 07/09/2026 BY SYS							