LOT 11
LITTLE DUNES #4 PB 6/146

MAJOCHA MARK & RHONDA
409 GRASSHOPPER CIRCLE
MOORESVILLE, NC 28117

2026

02-6N-29-DCLO-0011-0000

BUILDING CHARACTERISTICS

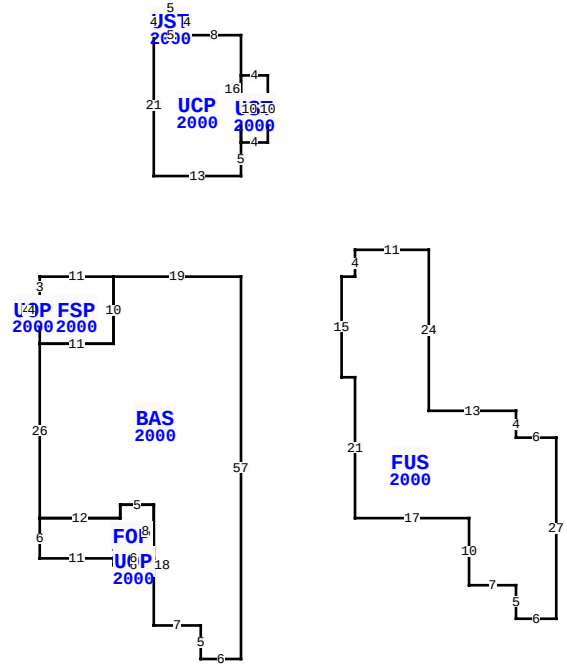
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	2000	1,198	262,400
FOP	112	30	2000	34	7,447
FSP	110	40	2000	44	9,638
FUS	910	100	2000	910	199,319
UCP	273	20	2000	55	12,047
UOP	6	20	2000	1	219
UOP	8	20	2000	2	438
UST	20	45	2000	9	1,971
UST	40	45	2000	18	3,942
TOTALS	2,677			2,271	497,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,271	149.9400	248.90	565,252	2000	2000	0	0	0	12.00	88.00

1 SFR CUST 0% - 0 Heated Area: 2108 HX Base Yr



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

11 LITTLE DUNES CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	497,422
TOTAL MARKET OB/XF VALUE	1,540
TOTAL LAND VALUE - MARKET	550,000
TOTAL MARKET VALUE	1,048,962
SOH/AGL Deduction	241,815
ASSESSED VALUE	807,147
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	807,147
TOTAL JUST VALUE	1,048,962
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	932,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007213	CARPORT	5,000	06/01/2000
B9906437	NEW CONSTR	150,000	09/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2867/0116	5/08/2026	WD	Q	I	01	1,282,000
GRANTOR: MUIA THOMAS J						
GRANTEE: MAJOCHA MARK & RHON						
2395/1170	9/25/2020	WD	Q	I	01	712,000
GRANTOR: SHIPWAY JOHN F & LYNN						
GRANTEE: MUIA THOMAS J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W19 FSP=[YR=2000] W11 S3 UOP=[YR=2000] W2 S4 E2 N4 $ S7 E11 N10 $ S10 W11 S26 FOP=[YR=2000] S6 E11 UOP=[YR=2000] S1 E6 N1 W6 $ E6 N8 W5 S2 W12 $ E12 N2 E5 S18 E7 S5 E6 N57 $ PTR= E15 FUS=[YR=2000] E2 N4 E11 S24 E13 S4 E6 S27 W6 N5 W7 N10 W17 N21 W2 N15 $ W15 $ PTR= N15 UCP=[YR=2000] N5 UST=[YR=2000] E4 N10 W4 S10 $ N16 W8 UST=[YR=2000] N4 W5 S4 E5 $ W5 S21 E13 $ S15 $.

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
5	1242	WD DECK A	0	0	0	0	107.00	SF	10.00	10.00	100	2000	2000	3	20	214	
6	0300	BOAT DCK W	0	0	12	8	96.00	SF	40.00	40.00	100	2000	2000	3	26	998	
7	1075	TRELLIS G	0	0	6	6	36.00	SF	35.00	35.00	100	2000	2000	3	26	328	

LAND DESCRIPTION

TOTAL OB/XF 1,540

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