

LOT 23
IN OR 1224/191
LITTLE DUNES PHASE #2 PB 5/365

SANDERS LARRY S & BONNIE E
2221 HILTON AVE
COLUMBUS, GA 31906

2026

02-6N-29-DCLO-0023-0000



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	1999	1,198	264,390
FOP	112	30	1999	34	7,503
FSP	110	40	1999	44	9,711
FUS	898	100	1999	898	198,182
UDC	260	25	1999	65	14,345
UOP	4	20	1999	1	221
UOP	8	20	1999	2	441
UST	45	45	1999	20	4,414
TOTALS	2,635			2,262	499,207

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
4	1242	WD DECK A

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000140	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,262	151.9392	252.22	570,522	1999	1999	0	0	12.50	87.50
1 SFR CUST 0% - 0											
Heated Area: 2096 HX Base Yr											
23 LITTLE DUNES CIR, FERNANDINA BEACH											
BLD DATE 04/23/2026 MLU											

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
4	1242	WD DECK A	0	0	3	3	9.00	SF 10.00	100	1999	1999	3	20	18	

TOTAL OB/XF											
18											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE			499,207
TOTAL MARKET OB/XF VALUE			18
TOTAL LAND VALUE - MARKET			550,000
TOTAL MARKET VALUE			1,049,225
SOH/AGL Deduction			240,937
ASSESSED VALUE			808,288
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			808,288
TOTAL JUST VALUE			1,049,225
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			934,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805071	NEW CONSTR	140,000	06/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1224/0191	4/20/2004	WD Q	Q	I	
GRANTOR: PERRY PAUL E & CINDY					SALE PRICE
GRANTEE: SANDERS LARRY S & B					600,000
0851/1260	10/08/1998	WD Q	Q	I	
GRANTOR: DUNES CLUB CO II					307,900
GRANTEE: PERRY PAUL E & CIND					

BUILDING NOTES											
BAS=[YR=1999] W19 FSP=[YR=1999] W11 S3 UOP=[YR=1999] W1 S4 E1 N4 \$ S7 E11 N10 \$ S10 W11 S26 FOP=[YR=1999] S6 E12 UOP=[YR=1999] S2 E4 N2 W4 \$ E5 N8 W5 S2 W12 \$ E12 N2 E5 S18 E7 S5 E6 N57 \$ PTR= E15 FUS=[YR=1999] E2 N4 E11 S24 E13 S4 E6 S25 W6 N3 W7 N10 W17 N21 W2 N15 \$ W15 \$ PTR=S65 E15 UDC=[YR=1999] S20 E13 N6 UST=[YR=1999] E5 N9 W5 S9\$ N14 W13\$ W15 N65\$.											