LOT 37
LITTLE DUNES PHASE 5 PB 6/205

ZEN TRUST/GORMAN MEGAN TRUSTEE
434 JACKSON STREET SUITE A
SAN FRANCISCO, CA 94111

2026

02-6N-29-DCLO-0037-0000

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

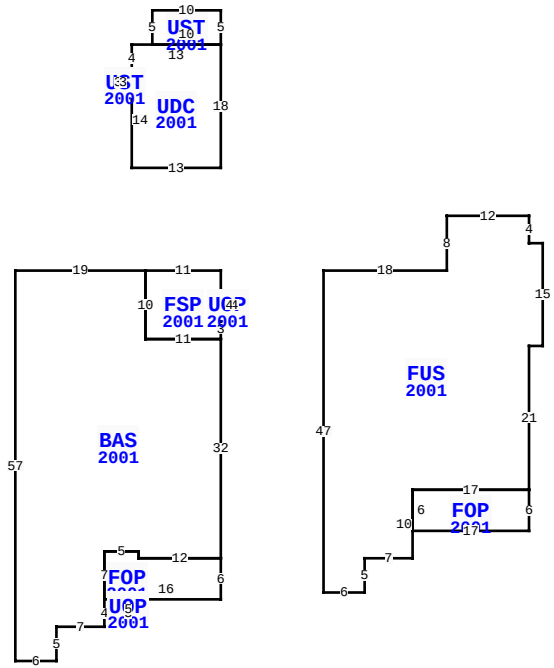
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10003.010		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,305	100	2001	1,305	279,087
FOP	102	30	2001	31	6,630
FOP	107	30	2001	32	6,844
FSP	110	40	2001	44	9,410
FUS	1,246	100	2001	1,246	266,470
UDC	234	25	2001	58	12,404
UOP	8	20	2001	2	427
UOP	10	20	2001	2	427
UST	6	45	2001	3	642
UST	50	45	2001	22	4,705
TOTALS	3,178			2,745	587,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,745	145.5744	241.65	663,329	2001	2001	0	0	0	11.50	88.50

1 SFR CUST 0% - 2024 Heated Area: 2551 HX Base Yr



37 LITTLE DUNES CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	587,046
TOTAL MARKET OB/XF VALUE	1,660
TOTAL LAND VALUE - MARKET	550,000
TOTAL MARKET VALUE	1,138,706
SOH/AGL Deduction	57,406
ASSESSED VALUE	1,081,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,081,300
TOTAL JUST VALUE	1,138,706
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,019,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M014999	H/AC	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2614/0658	1/13/2023	TD	U	I	11	100
GRANTOR: O'DAY FAMILY REVOCABL						
GRANTEE: ZEN TRUST						
2348/0596	3/05/2020	TD	U	I	11	100
GRANTOR: O'DAY DANIEL P & MARA						
GRANTEE: O'DAY FAMILY REVOCA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2001] W11 BAS=[YR=2001] W19 S57 E6 N5 E7 N4
FOP=[YR=2001] E1 UOP=[YR=2001] S2 E5 N2 W5 $ E16 N6 W12 N1
W5 S7 $ N7 E5 S1 E12 N32 W11 N10 $ S10 E11 N3 UOP=[YR=2001]
E2 N4 W2 S4 $ N7 $ PTR= E15 FUS=[YR=2001] E18 N8 E12 S4 E2
S15 W2 S21 FOP=[YR=2001] S6 W17 N6 E17$ W17 S10 W7 S5 W6 N47
$ W15 $ PTR= N15 UDC 2001= N18 UST=[YR=2001] N5 W10 S5 E10 $
W13 S4 UST=[YR=2001] W2 S3 E2 N3$ S14 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
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	83	1,660	

LAND DESCRIPTION

TOTAL OB/XF 1,660

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