

LOT 39
IN OR 1239/320
LITTLE DUNES PHASE 5 PB 6/205

BILLINGTON NANCY
39 LITTLE DUNES CIRCLE
FERNANDINA BEACH, FL 32034

2026

02-6N-29-DCLO-0039-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 5														
Exterior Wall	10	ABOVE AVG 100	0500	11	2,830	145.5744	241.65	683,870	2001	2001	0	0	11.50	88.50	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SFR CUST 100% - 2005													Heated Area: 2653													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2005													
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																								
BAS	102	100	2020	102	21,813																								
FOP	107	30	2001	32	6,844																								
FSP	110	40	2001	44	9,410																								
FUS	1,246	100	2001	1,246	266,470																								
UDC	273	25	2001	68	14,542																								
UOP	8	20	2001	2	427																								
UOP	10	20	2001	2	427																								
UST	15	45	2001	7	1,497																								
UST	50	45	2001	22	4,705																								
TOTALS	3,226			2,830	605,225																								
EXTRA FEATURES						39 LITTLE DUNES CIR, FERNANDINA BEACH																							
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	2001	2001	3	83	1,660													
4	1075	TRELLIS G	0	100	6	6	36.00	SF	35.00	35.00	100	2001	2001	3	27	340													
8	1242	WD DECK A	0	100	42	4	168.00	SF	10.00	10.00	100	2001	2001	3	20	336													
9	0300	BOAT DCK W	0	100	12	14	168.00	SF	40.00	40.00	100	2001	2001	3	27	1,814													
LAND DESCRIPTION																		TOTAL OB/XF 4,150											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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												
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																													