LOT 43
LITTLE DUNES PHASE 5 PB 6/205

MCGOVERN JOHN THOMAS & KATHLEEN E
1144 BALFOUR ST
GROSSE POINTE PARK, MI 48230

2026

02-6N-29-DCLO-0043-0000

BUILDING CHARACTERISTICS

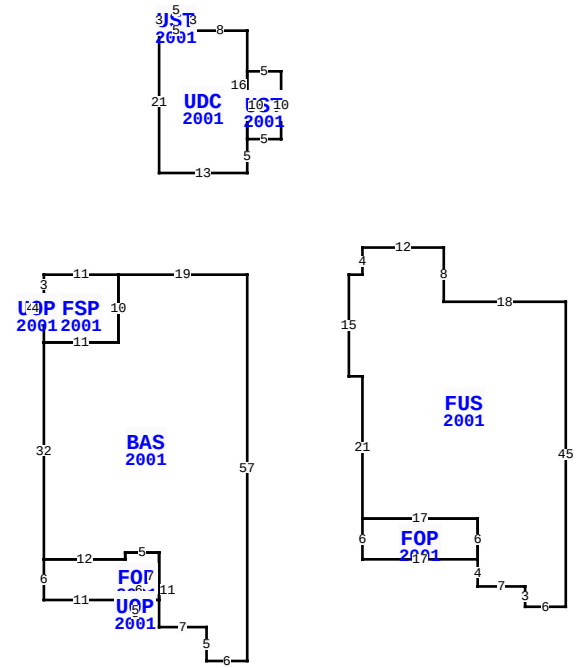
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	1,234	100	2001	1,234	263,903
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	3,214			2,747	587,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,747	145.5744	241.65	663,813	2001	2001	0	0	0	11.50	88.50

1 SFR CUST 0% - 2025 Heated Area: 2539 HX Base Yr



43 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	587,475
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	550,000
TOTAL MARKET VALUE	1,139,475
SOH/AGL Deduction	18,417
ASSESSED VALUE	1,121,058
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,121,058
TOTAL JUST VALUE	1,139,475
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,019,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015151	H/AC	0	07/01/2001
E018129	NEW CONSTR	0	06/01/2001
B0007719	NEW CONSTR	400,000	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/1721	1/19/2024	PR	U	I	19	1,225,000
GRANTOR: DAVIS MATTHEW WORLEY						
GRANTEE: MCGOVERN JOHN THOMA						
1026/0931	12/21/2001	WD	Q	I		521,000
GRANTOR: DUNES CLUB COMPANY II						
GRANTEE: DAVIS WINGFIELD AUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W19 FSP=[YR=2001] W11 S3 UOP=[YR=2001] W2 S4 E2 N4 $ S7 E11 N10 $ S10 W11 S32 FOP=[YR=2001] S6 E11 UOP=[YR=2001] S2 E5 N2 W5 $ E6 N7 W5 S1 W12 $ E12 N1 E5 S11 E7 S5 E6 N57 $ PTR= E15 FUS=[YR=2001] E2 N4 E12 S8 E18 S45 W6 N3 W7 N4 FOP=[YR=2001] W17 N6 E17 S6$ N6 W17 N21 W2 N15 $ W15 $ PTR= N15 UDC=[YR=2001] N5 UST=[YR=2001] E5 N10 W5 S10 $ N16 W8 UST=[YR=2001] N3 W5 S3 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
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	83	1,660	
4	1075	TRELLIS G	0	0	6	6	36.00	SF	35.00	35.00	100	2001	2001	3	27	340	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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