



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
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	297,529
FEP	110	80	2021	88	20,064
FOP	102	30	2001	31	7,068
FOP	107	30	2001	32	7,295
FUS	1,246	100	2001	1,246	284,077
UDC	273	25	2001	68	15,504
UOP	8	20	2001	2	456
UOP	10	20	2001	2	456
UST	15	45	2001	7	1,596
UST	40	45	2001	18	4,104
TOTALS	3,216			2,799	638,148

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
4	1242	WD DECK A	0	0	0	0	236.00	SF	10.00
8	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
11	1075	TRELLIS G	0	0	6	6	36.00	SF	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	0		PUD	0.00	0.00	1.00
2	000140	C	RES GOLF	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,799	150.9274	250.54	701,261	2001	2006	0	0	9.00	91.00
1 SFR CUST 0% - 0 Heated Area: 2551 HX Base Yr											
45 LITTLE DUNES CIR, FERNANDINA BEACH											

TOTAL OB/XF											
4,132											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE			1,232,252
TOTAL MARKET OB/XF VALUE			4,132
TOTAL LAND VALUE - MARKET			1,100,000
TOTAL MARKET VALUE			2,336,384
SOH/AGL Deduction			505,749
ASSESSED VALUE			1,830,635
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,830,635
TOTAL JUST VALUE			2,336,384
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,094,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20218566	REPAIR/RRF	23,300	08/01/2021
20214628	REPLACE FSP W/ FE	0	07/01/2021
B22486	REMODEL	998	05/01/2009
M015148	H/AC	0	07/01/2001
E018130	NEW CONSTR	0	06/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2414/1536	12/09/2020	WD	Q	I	03
GRANTOR: WERNER PETER & JANE C					
GRANTEE: CLARK THOMAS B & MA					
1034/1801	2/04/2002	WD	Q	I	
GRANTOR: DUNES CLUB COMPANY II					
GRANTEE: WERNER PETER & JANE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FEP=[YR=2021] 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=[YR=2001] N21 UST=[YR=2001] N3 W5 S3 E5 \$ W13 S5 UST=[YR=2001] W4 S10 E4 N10 \$ S16 E13 \$ S15 \$									

CLARK THOMAS B & MAREA G
3905 EAGLE WAY
PROSPECT, KY 40059

2026

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