UNIT 1704
DUNES CLUB #4 OR 1497/247

MIDLAND HOLDINGS TRUST/LAPPIN DAVID A TRUSTEE
1704 DUNES CLUB PL
FERNANDINA BEACH, FL 32034

2026

02-6N-29-DCV4-1704-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	2 POOLS	2 POOLS 100
Recreation	TENNIS CT	TENNIS CT 100
Location	SOUTH	SOUTH 100
View Lump Sum	OCEAN	OCEAN 100
Desirability	2ND FLOOR	2ND FLOOR 100
Balcony	1100SF FOP	1100SF FOP 100
Parking	U/G GAR 2	U/G GAR 2 100
Bedrooms		3 100
Bathrooms		3.5 100
Oth Rooms		3 100
Quality	04	Quality Level 04
DOR CODE	0400	CONDOMINIUM

MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	3,192			3,192	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3123834		3,192				2007	2007	100	100	0		

1 CONDO 0% - 2026 HX Base Yr

1704 DUNES CLUB PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	2,304,500
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,304,500
SOH/AGL Deduction	0
ASSESSED VALUE	2,304,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,304,500
TOTAL JUST VALUE	2,304,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,558,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260002478	INSTALL NEW DELTA	14,795	03/09/2026
22015626	REPAIR/REMODEL	25,000	10/18/2022
22004141	REPAIR/REMODEL	50,000	03/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2816/1189	9/12/2025	WD	Q	I	01	2,960,000
GRANTOR: CLAYTON THOMAS KEVIN						
GRANTEE: MIDLAND HOLDINGS TR						
2546/0756	2/10/2022	WD	U	I	11	100
GRANTOR: MICHELE I GRISWELL RE						
GRANTEE: CLAYTON THOMAS KEVI						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/29/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS