UNIT 1643
SEA DUNES OR 424/1

LSJJL REVOCABLE TRUST/JACKSON LIGHT LINDA SUSAN JO
P O BOX 3970
VALDOSTA, GA 31604

2026

02-6N-29-V003-1643-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		5 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	INTERIOR	INTERIOR 100
View	OCEAN	OCEAN 100
Desirability	5TH FLOOR	5TH FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
User Defined	REMODEL	REMODEL 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	1,300			1,300	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300300		1,300				1984	1984	100	100	0		

1 CONDO 0% - 0 HX Base Yr

1658 SEA DUNES PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	816,200
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	816,200
SOH/AGL Deduction	0
ASSESSED VALUE	816,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	816,200
TOTAL JUST VALUE	816,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	927,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25521	REPAIR/RRF	2,034	01/01/2012
B23584	REMODEL	50,000	05/01/2010
B23131	REPAIR/RRF	4,150	12/01/2009
B0311672	REPAIR/RRF	1,000	09/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2855/1925	3/17/2026	QC	U	I	11	100
GRANTOR: JACKSON LIGHT LINDA S						
GRANTEE: LSJJL REVOCABLE TRU						
2838/941	12/29/2025	TD	U	I	11	100
GRANTOR: LIGHT GERALD REVOCABL						
GRANTEE: JACKSON LIGHT LINDA						

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