UNIT 1509
PIPER DUNES NORTH CONDO #2
OR 790/35

DEROY VIRGINIA E TRUST/DEROY VIRGINIA E TRUSTEE
44 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2026

02-6N-29-V0P0-1509-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		5 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	END	END 100
View	OCEAN	OCEAN 100
Desirability	5TH FLOOR	5TH FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	1 GARAGE	1 GARAGE 100
Bedrooms		3 100
Bathrooms		3 100
Oth Rooms		2 100
Quality	05	Quality Level 05
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	2,144			2,144	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8307100		2,144				1994	1994	100	100	0		

1 CONDO 0% - 0 HX Base Yr

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

1509 PIPER DUNES PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 — 5

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	1,919,400
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,919,400
SOH/AGL Deduction	282,478
ASSESSED VALUE	1,636,922
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,636,922
TOTAL JUST VALUE	1,919,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,845,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618158	ADDITION	5,255	10/31/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/0232	9/21/2022	WD	U	I	11	100
GRANTOR: DEROY VIRGINIA E						
GRANTEE: DEROY VIRGINIA E TR						
1996/1622	8/11/2015	DG	U	I	11	100
GRANTOR: DEROY MICHEL F & VIRG						
GRANTEE: DEROY JOEL CLIFFORD						

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