



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										PAGE 1 of 1 5									
Floor										8307100																			
Recreation POOL										POOL 100										1 CONDO 0% - 2026									
Recreation TENNIS CT										TENNIS CT 100										HX Base Yr									
Location END										END 100																			
View OCEAN										OCEAN 100																			
Desirability 7TH FLOOR										7TH FLOOR 100																			
Balcony FOP/PATIO										FOP/PATIO 100																			
Parking 1 GARAGE										1 GARAGE 100																			
Bedrooms										3 100																			
Bathrooms										3 100																			
Oth Rooms										2 100																			
User Defined REMODEL										REMODEL 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									
EXTRA FEATURES										1543 PIPER DUNES PL, FERNANDINA BEACH																			
L N 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									
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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									

VALUATION BY				STANDARD			
Tax Group: 5				Tax Dist:			
BUILDING MARKET VALUE				2,193,600			
TOTAL MARKET OB/XF VALUE				0			
TOTAL LAND VALUE - MARKET				0			
TOTAL MARKET VALUE				2,193,600			
SOH/AGL Deduction				0			
ASSESSED VALUE				2,193,600			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				2,193,600			
TOTAL JUST VALUE				2,193,600			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				2,109,600			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2794/194	6/03/2025	WD	Q	I	01	3,000,000
GRANTOR: 1543 PD LLC						
GRANTEE: D&H ASSOCIATES LLC						
2448/0762	3/31/2021	WD	Q	I	01	2,100,000
GRANTOR: WILSON VICTORIA F/K/A						
GRANTEE: 1543 PD LLC						

BUILDING NOTES			
BUILDING DIMENSIONS			