UNIT 1552
IN OR 2201/1366
PIPER DUNES CONDO PHASE 1

JBEB JOINT REVOCABLE TRUST/BOHR EDWIN D TRUSTEE
PO BOX 16838
FERNANDINA BEACH, FL 32035

**2026**

**02-6N-29-V0P0-1552-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 4 100 |
| Recreation | POOL | POOL 100 |
| Recreation | TENNIS CT | TENNIS CT 100 |
| Location | END | END 100 |
| View | OCEAN | OCEAN 100 |
| Desirability | 4TH FLOOR | 4TH 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 100% - 2026 HX Base Yr 2026

1552 PIPER DUNES PL, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## 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 | | 0 |
| ASSESSED VALUE | | 1,919,400 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 1,867,989 |
| TOTAL JUST VALUE | | 1,919,400 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,845,900 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2201/1366 | 6/01/2018 | WD | Q | I | 01 | 1,050,000 |
| GRANTOR: ROLLINS MARGARET & RO | | | | | | |
| GRANTEE: JBEB JOINT REVOCABL | | | | | | |
| 1373/0345 | 12/12/2005 | WD | Q | I | 06 | 69,300 |
| GRANTOR: OCEAN PLACE LLC (59%) | | | | | | |
| GRANTEE: ROLLINS MARGARET & | | | | | | |

## 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