LOT 54
IN OR 2118/551
LONG POINT #1 PB 5/85-89

DUNLEVY LIVING TRUST/DUNLEVY TIMOTHY TRUSTEE
7 JUNIPER COURT
FERNANDINA BEACH, FL 32034

2026

03-6N-29-00LP-0054-0000

BUILDING CHARACTERISTICS

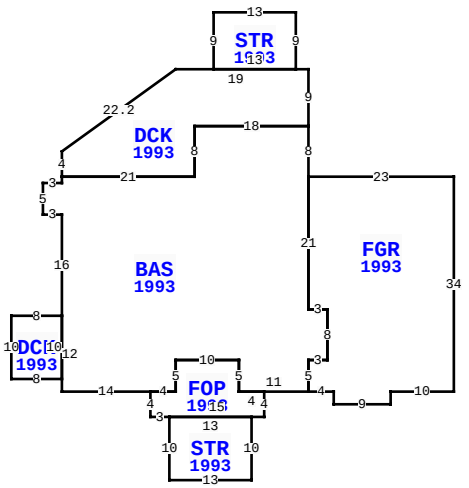
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10007.00	

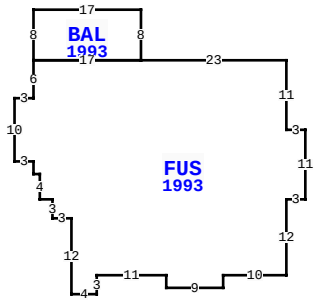
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	136	15	1993	20	4,072
BAS	1,459	100	1993	1,459	297,004
DCK	80	10	1993	8	1,629
DCK	402	10	1993	40	8,143
FGR	776	55	1993	427	86,923
FOP	122	30	1993	37	7,532
FUS	1,386	100	1993	1,386	282,143
STR	117	10	1993	12	2,443
STR	130	10	1993	13	2,646
TOTALS	4,608			3,402	692,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,402	144.2707	239.49	814,745	1991	1995	0	0	0	15.00	85.00

1 SFR CUST 100% - 2018 Heated Area: 2845 HX Base Yr 2018





7 JUNIPER CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		692,533
TOTAL MARKET OB/XF VALUE		2,118
TOTAL LAND VALUE - MARKET		1,000,000
TOTAL MARKET VALUE		1,694,651
SOH/AGL Deduction		998,059
ASSESSED VALUE		696,592
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		645,181
TOTAL JUST VALUE		1,694,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,475,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1804102	FOPCOVER	6,500	04/23/2018
6983	NEW CONSTR	209,800	02/04/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2118/0551	5/03/2017	WD	Q	I	01	770,000
GRANTOR: NELSON DOUGLAS D TRUS						
GRANTEE: DUNLEVY LIVING TRUS						
1669/0341	3/17/2010	WD	U	I	30	100
GRANTOR: NELSON DOUGLAS D						
GRANTEE: NELSON DOUGLAS D TR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W23 BAS=[YR=1993] N8 DCK=[YR=1993] N9 W2 STR=[YR=1993] N9W13S9 E13$ W19 D13 L18 S4 E21 N8 E18$ W18 S8W21 S1 W3 S5 E3 S16 DCK=[YR=1993] W8S10 E8 N10$ S12 E14 FOP=[YR=1993] S4 E3 STR=[YR=1993] S10E13 N10W13$ E15N4W4N5W10S5W4$ E4N5 E10S5 E11 N5 E3 N8 W3 N21$S21 E3S8 W3 S5 E4 S2 E9 N2 E10N34$ PTR=E30 BAL=[YR=1993] E17 S8 FUS=[YR=1993] E23 S11 E3 S11 W3 S12 W10 S2 W9 N2 W11 S3 W4 N12 W3 N3 W2 N4 W1 N2 W3 N10 E3 N6 E17$ W17 N8$ W30$.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	66	1,320	
4	1126	CB/STC 8"	0	100	0	0	175.00	SF	8.00	8.00	100	1991	1991	3	57	798	

LAND DESCRIPTION

TOTAL OB/XF 2,118

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
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,000,000.00	1,000,000.00	1,000,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,000,000 Market: 0 Agricultural: 0 Common: 1,000,000 PRINTED 07/09/2026 BY SYS