



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 70
Exterior Wall	31 HARDIE BRD 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 90
Roof Cover	12 MODULAR MT 10
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	3. 100
Units	0 100
Occupancy	00 NONE 100

Quality	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	03
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NEIGHBORHOOD/LOC	2030.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	436	100	1993	436	74,578
FOP	16	30	1993	5	856
FSP	420	40	2010	168	28,736
FUS	672	100	1993	672	114,946
FUS	859	100	1993	859	146,933
SFB	472	80	2010	378	64,658
STP	45	10	1994	4	684
UOP	448	20	1993	90	15,395

TOTALS	3,368			2,612	446,785
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EXTRA FEATURES	
L N	OB/XF CODE
1	0500
4	0940
5	0350

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,612	117.4272	194.93	509,157	1991	2000	0	0	0	12.25
1 SFR CUST 100% - 2000 Heated Area: 2345 HX Base Yr 2000											

4075 DUNEWOOD PL, FERNANDINA BEACH	BLD DATE	LGL DATE	04/20/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0500	FP-PRE FAB	0	100	0	0		1.00	3,500.00	100	1991	1991	3	66	2,310	
4	0940	SHEDS/PORT	0	100	15	10		150.00	20.10	100	1992	1992	3	20	603	
5	0350	CARPORT WD	0	100	10	10		100.00	6.50	100	1992	1992	3	20	130	

LAND DESCRIPTION										TOTAL OB/XF										3,043	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
1	000100	C	RES	100		RSF	1129.00	120.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000				
REVIEW DATE		01/01/2023		BY CD		Total Acres: 0.00			Total Land Value: 400,000			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY												PAGE 1 of 1											
VALUATION SUMMARY												STANDARD											
VALUATION BY												Tax Group: 8 Tax Dist:											
BUILDING MARKET VALUE												446,785											
TOTAL MARKET OB/XF VALUE												3,043											
TOTAL LAND VALUE - MARKET												400,000											
TOTAL MARKET VALUE												849,828											
SOH/AGL Deduction												597,596											
ASSESSED VALUE												252,232											
TOTAL EXEMPTION VALUE												51,411											
BASE TAXABLE VALUE												200,821											
TOTAL JUST VALUE												849,828											
NCON VALUE												0											
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE												786,618											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7003	NEW CONSTR	81,357	02/14/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0873/1136	3/09/1999	WD	Q	I		233,000
GRANTOR: WARD JUDITH DEWITT						
GRANTEE: NICKLAS STEVEN J &						
0856/1509	11/24/1998	WD	Q	I	01	180,000
GRANTOR: WARD JUDITH K						
GRANTEE: WARD JUDITH DEWITT						

BUILDING NOTES											

BUILDING DIMENSIONS											
UOP=[YR=1993] W6 BAS=[YR=1993] W24 SFB=[YR=2010] W18 S22 E22 FOP=[YR=1993] E8 N2 W8 S2\$ N18 W2 N2 W2 N2\$ S2 E2 S2 E2 S16 E8 S2 E12 N22\$ S22 W42 N1 W4 S7 E25 STP=[YR=1994] S5 E9 N5 W9\$ E27 N28\$ PTR=E20 FUS=[YR=1993] E17 S5 E13 N5 E12 S22 W42 N22\$ W20\$ PTR=E82 FSP=[YR=2010] E42 S10 FUS=[YR=1993] S16 W42 N16 E42\$ W42 N10\$ W82\$.											