

HL3 PROPERTIES LLC
1625 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

00-00-30-0050-000D-0010

[illegible]

S-14 OF LOTS 81 & 82
A/K/A BLK D LOT 1
PT OR 2224/1843

HL3 PROPERTIES LLC
1625 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-0050-000D-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				8																	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																					
Exterior Wall		10		ABOVE AVG 100		6500		01		960		79.4880		27.82		26,707		2017		2017		0		0		0		5.00		95.00		VALUATION BY										STANDARD									
Roof Structur		03		GABLE/HIP 100		2		GARAGE RES - 0%		0		Heated Area: 960		HX Base Yr																		Tax Group: 8										Tax Dist:									
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE										155,443									
Interior Wall		01		MINIMUM 100																												TOTAL MARKET OB/XF VALUE										4,225									
Interior Floo		03		CONC FINSH 100																												TOTAL LAND VALUE - MARKET										100,000									
Air Condition		01		NONE 100																												TOTAL MARKET VALUE										259,668									
Heating Type		01		NONE 100																												SOH/AGL Deduction										28,779									
Bedrooms				0 100																												ASSESSED VALUE										230,889									
Bathrooms				0 100																												TOTAL EXEMPTION VALUE										0									
Frame		02		WOOD FRAME 100																												BASE TAXABLE VALUE										230,889									
Stories		1.		1. 100																												TOTAL JUST VALUE										259,668									
Units				0 100																												NCON VALUE										0									
Occupancy		00		NONE 100																												INCOME VALUE																			
																																PREVIOUS YEAR MKT VALUE										232,078									