LOT 3
IN OR 2210/1645
HIGHLAND DUNES PB 7/311

YEAGER LINDA J
1611 DADE STREET
FERNANDINA BEACH, FL 32031

2023

00-00-31-1375-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

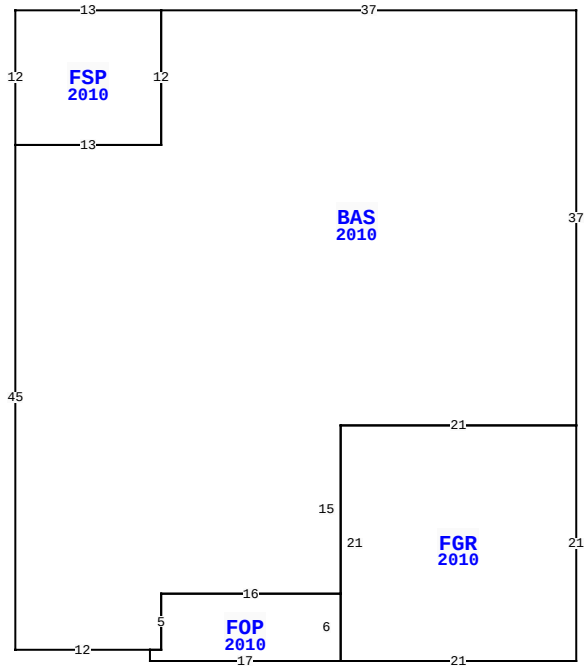
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1104.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,194	100	2,194	345,769
FGR	441	55	243	38,296
FOP	97	30	29	4,570
FSP	156	40	62	9,771
TOTALS	2,888		2,528	398,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,528	117.0288	166.77	421,595	2010	2010	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2019 Heated Area: 2194 HX Base Yr 2019



1611 DADE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		398,407
TOTAL MARKET OB/XF VALUE		3,606
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		602,013
SOH/AGL Deduction		232,230
ASSESSED VALUE		369,783
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		264,783
TOTAL JUST VALUE		602,013
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		470,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111278	XFOB	2,450	08/02/2011
20101169	NEW CONSTR	4,000	07/19/2010
20100896	NEW CONSTR	217,000	06/02/2010
20100895	DEMOLITION	5,000	06/02/2010
20100897	REPAIR/RRF	5,000	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2210/1645	7/18/2018	WD	Q	I	01	455,000
GRANTOR: JONES HOEL E & KAREN						
GRANTEE: YEAGER LINDA J						
1744/0070	6/15/2011	WD	Q	I	02	279,900
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: JONES HOEL E & KARE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W37 FSP=[YR=2010] W13S12E13 N12$ S12W13S45 E12FOP=[YR=2010] S1 E17 FGR=[YR=2010] E21N21W21S21$ N6 W16S5W1$ E1N5E16N15E21N37$.

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	0855	CONC PAVER	0	100	30	16	480.00	SF	7.00	7.00	100	2010	2010	3	92	3,091	
2	0855	CONC PAVER	0	100	20	4	80.00	SF	7.00	7.00	100	2010	2010	3	92	515	

LAND DESCRIPTION

TOTAL OB/XF 3,606

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	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS