LOT 4
IN OR 1744/1955
HIGHLAND DUNES PB 7/311

BUCHANAN WARREN J/SPARKLE ANNE
1615 DADE STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1375-0004-0000

BUILDING CHARACTERISTICS

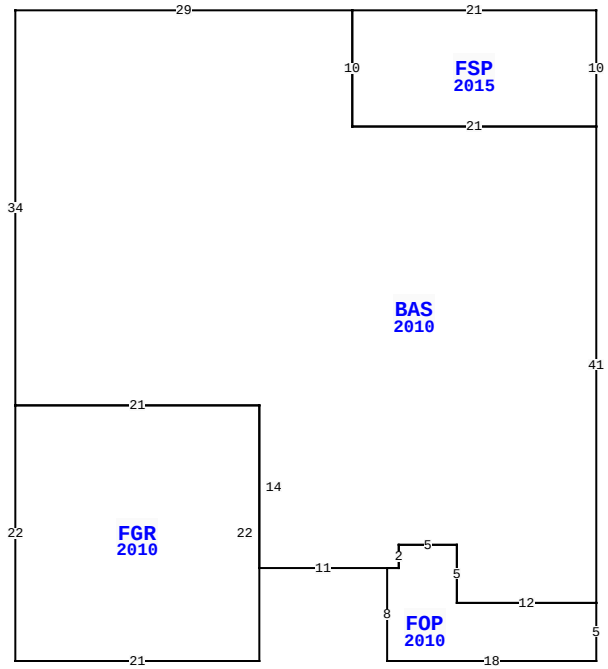
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	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	1,922	100	1,922	311,876
FGR	462	55	254	41,215
FOP	118	30	35	5,679
FSP	210	40	84	13,631
TOTALS	2,712		2,295	372,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,295	120.4959	171.71	394,074	2010	2010	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2012 Heated Area: 1922 HX Base Yr 2012



1615 DADE ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		372,400
TOTAL MARKET OB/XF VALUE		3,497
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		575,897
SOH/AGL Deduction		311,138
ASSESSED VALUE		264,759
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		214,759
TOTAL JUST VALUE		575,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101170	NEW CONSTR	4,000	07/19/2010
20100900	NEW CONSTR	191,000	06/02/2010
20100900	REPAIR/RRF	5,000	06/02/2010
20100898	DEMOLITION	5,000	06/02/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1744/1955	6/20/2011	WD	Q	I	02	259,000
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: BUCHANAN WARREN J &						
1666/1046	3/09/2010	WD	U	V	30	60,000
GRANTOR: HIGHLAND 35 LLC						
GRANTEE: MAGNOLIA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2015] W21 BAS=[YR=2010] W29S34 FGR=[YR=2010] S22E21 N22W21$ E21S14 E11 FOP=[YR=2010] S8 E18N5W12N5W5S2 W1$ E1N2E5S5E12N41 W21N10$ S10 E21N10$.

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	21	3	63.00	SF	7.00	7.00	100	2010	2010	3	92	406	

LAND DESCRIPTION

TOTAL OB/XF 3,497

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