LOT 5
IN OR 1803/1122
HIGHLAND DUNES PB 7/311

DUNLAP THOMAS G & VIRGINIA M
P O BOX 17319
FERNANDINA BEACH, FL 32035

2023

00-00-31-1375-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

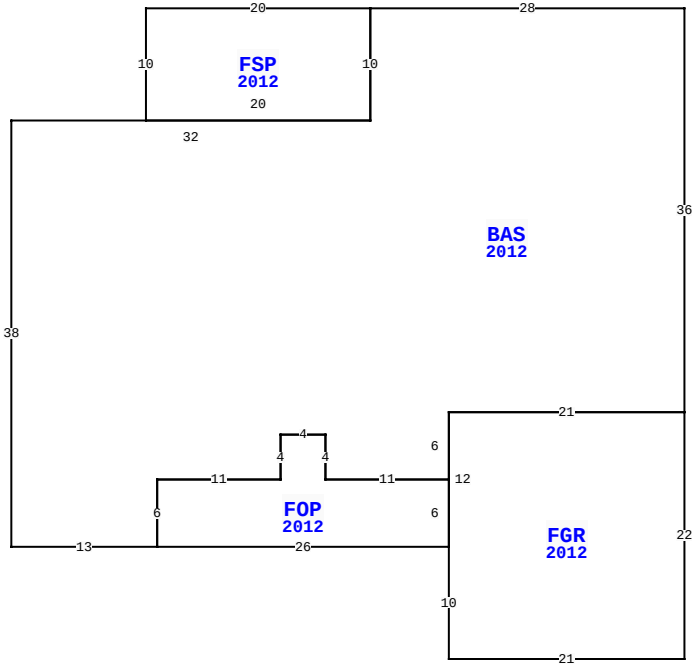
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,136	100	2,136	342,488
FGR	462	55	254	40,727
FOP	172	30	52	8,338
FSP	200	40	80	12,827
TOTALS	2,970		2,522	404,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,522	118.4400	168.78	425,663	2012	2012	0	0	0	5.00	95.00

1 SFR CUST – 100% - 2013 Heated Area: 2136 HX Base Yr 2013



1621 DADE ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		404,380
TOTAL MARKET OB/XF VALUE		28,773
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		633,153
SOH/AGL Deduction		340,422
ASSESSED VALUE		292,731
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		242,731
TOTAL JUST VALUE		633,153
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111519	NEW CONSTR	0	09/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1803/1122	7/18/2012	WD	Q	I	02	298,900
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: DUNLAP THOMAS G & V						
1743/1035	6/20/2011	WD	Q	V	02	80,000
GRANTOR: HIGHLAND 35 LLC						
GRANTEE: MAGNOLIA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W28 FSP=[YR=2012] W20S10E20 N10$ S10W32S38E13
FOP=[YR=2012] E26 FGR=[YR=2012] S10E21N22W21S12$ N6W11
N4W4S4W11S6$ N6E11N4E4S4E11N6 E21N36$.

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	0920	CWALL-WD/M	0	100	0	0	84.00	LF	390.00	390.00	100	2012	2012	3	60	19,656	
2	0855	CONC PAVER	0	100	28	4	112.00	SF	7.00	7.00	100	2012	2012	3	94	737	
3	0855	CONC PAVER	0	100	30	16	480.00	SF	7.00	7.00	100	2012	2012	3	94	3,158	
4	0476	VF 6 SBPL	0	100	0	0	192.00	LF	32.00	32.00	100	2012	2012	3	85	5,222	

LAND DESCRIPTION

TOTAL OB/XF 28,773

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 07/20/2018 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS