LOT 6
IN OR 1741/1114
HIGHLAND DUNES PB 7/311

TEAHAN PAGE
1623 DADE ST
FERNANDINA BEACH, FL 32034-2658

2023

00-00-31-1375-0006-0000

BUILDING CHARACTERISTICS

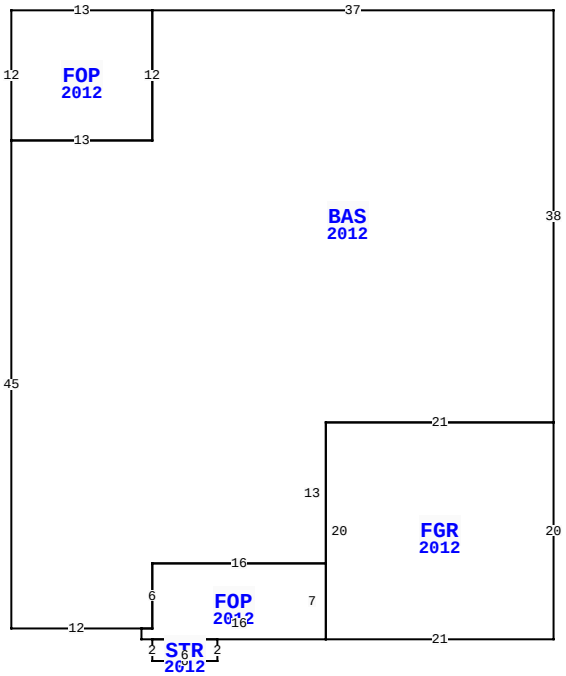
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,199	100	2,199	348,683
FGR	420	55	231	36,628
FOP	113	30	34	5,391
FOP	156	30	47	7,453
STR	12	10	1	159
TOTALS	2,900		2,512	398,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,512	117.1296	166.91	419,278	2012	2012	0	0	0	5.00	95.00

1 SFR CUST – 100% - 2014 Heated Area: 2199 HX Base Yr 2014



1623 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		398,314
TOTAL MARKET OB/XF VALUE		22,018
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		620,332
SOH/AGL Deduction		298,211
ASSESSED VALUE		322,121
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		272,121
TOTAL JUST VALUE		620,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111516	NEW CONSTR	227,122	09/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1908/1274	3/21/2014	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: TEAHAN PAGE						
1741/1114	5/27/2011	WD	Q	V	01	75,000
GRANTOR: HIGHLAND 35 LLC						
GRANTEE: TEAHAN JANICE P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W37 FOP=[YR=2012] W13S12E13 N12$ S12W13S45E12 FOP=[YR=2012] S1E1 STR=[YR=2012] S2E6N2W6$ E16 FGR=[YR=2012] E21N20W21S20$ N7 W16S6W1$ E1N6 E16N13E21N38$.

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	77.00	LF	390.00	390.00	100	2012	2012	3	60	18,018	
2	0855	CONC PAVER	0	100	32	4	128.00	SF	7.00	7.00	100	2012	2012	3	94	842	
3	0855	CONC PAVER	0	100	30	16	480.00	SF	7.00	7.00	100	2012	2012	3	94	3,158	

LAND DESCRIPTION

TOTAL OB/XF 22,018

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