LOT 10
IN OR 2078/656
HIGHLAND DUNES PB 7/311

BARRINGTON JOEL C & AMANDA
1622 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

2023

00-00-31-1375-0010-0000

BUILDING CHARACTERISTICS

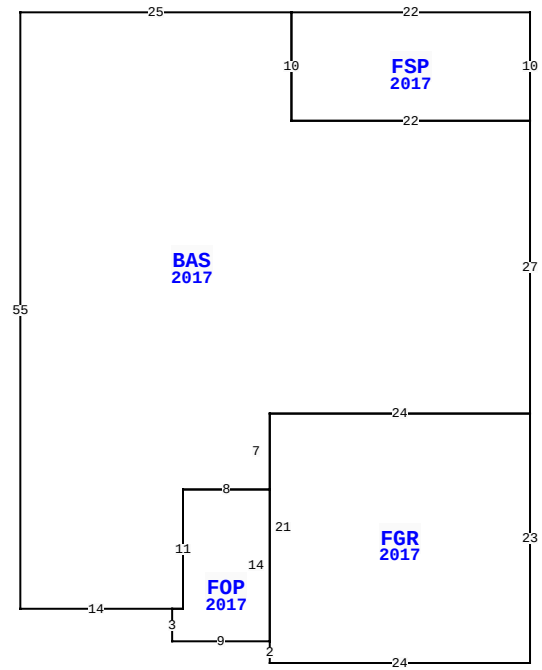
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		25 100
Frame	02	WOOD FRAME 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	1,845	100	1,845	315,495
FGR	552	55	304	51,984
FOP	115	30	34	5,814
FSP	220	40	88	15,048
TOTALS	2,732		2,271	388,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,271	122.4510	174.49	396,267	2017	2017	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2019 Heated Area: 1845 HX Base Yr 2019



1622 HIGHLAND DUNES WAY, 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		388,342
TOTAL MARKET OB/XF VALUE		5,520
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		593,862
SOH/AGL Deduction		242,174
ASSESSED VALUE		351,688
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		301,688
TOTAL JUST VALUE		593,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171787	NEW CONSTR	239,860	06/09/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2078/0656	10/18/2016	WD	Q	V	01	125,000
GRANTOR: DAVIS TODD F & LINDA						
GRANTEE: BARRINGTON JOEL CHR						
1628/0399	7/06/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: DAVIS LINDA A & TOD						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W22 BAS=[YR=2017] W25 S55 E14 FOP=[YR=2017] S3 E9 FGR=[YR=2017] S2 E24 N23 W24 S21$ N14 W8 S11 W1 $ E1 N11 E8 N7 E24 N27 W22 N10 $ S10 E22 N10$.

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	0	0	777.00	SF	7.00	7.00	100	2017	2017	3	97	5,276	
2	0855	CONC PAVER	0	100	0	0	36.00	SF	7.00	7.00	100	2017	2017	3	97	244	

LAND DESCRIPTION

TOTAL OB/XF 5,520

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 01/19/2018 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS