

LOT 14
IN OR 1899/93
DRAINAGE AGREEMENT OR 1844/719

HERRON J CHRISTOPHER TRUST/HERRON MICHELE A TRUSTE
1604 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

2023

00-00-31-1375-0014-0000



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	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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

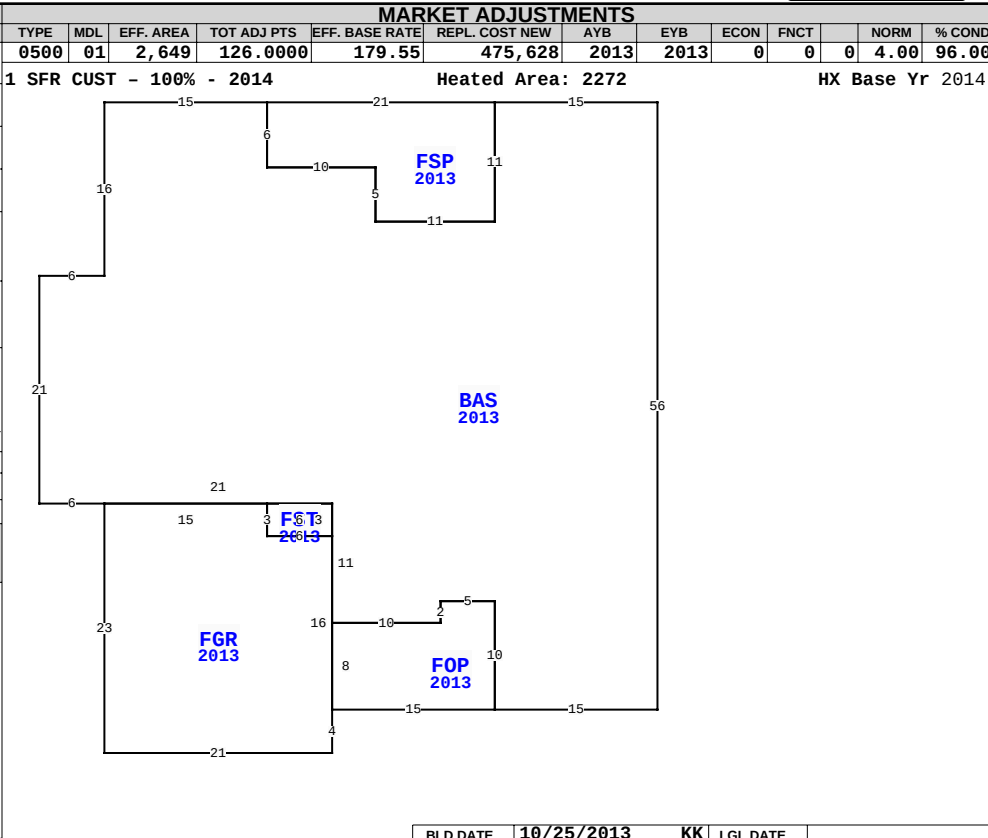
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,272	100	2,272	391,620
FGR	465	55	256	44,126
FOP	130	30	39	6,722
FSP	181	40	72	12,411
FST	18	55	10	1,724
TOTALS	3,066		2,649	456,603

EXTRA FEATURES

L N	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	51	18	918.00	SF	10.00	10.00	100	2013	2013	3	95	8,721	
2	0855	CONC PAVER	0 100	19	4	76.00	SF	10.00	10.00	100	2013	2013	3	95	722	
3	0855	CONC PAVER	0 100	0	0	142.00	SF	10.00	10.00	100	2013	2013	3	95	1,349	
4	0476	VF 6 SBPL	0 100	0	0	255.00	LF	32.00	32.00	100	2013	2013	3	87	7,099	
5	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	87	261	
6	0462	ST/AL FNC	0 100	45	4	180.00	SF	10.00	10.00	100	2013	2013	3	75	1,350	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000000	C	VAC RES	100	000



1604 HIGHLAND DUNES WAY, FERNANDINA BEACH

BLD DATE	10/25/2013	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF 19,502

	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA
03	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	

NASSAU COUNTY PROPERTY										PAGE 1 of 1				2
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 2					Tax Dist:									
BUILDING MARKET VALUE										456,603				
TOTAL MARKET OB/XF VALUE										19,502				
TOTAL LAND VALUE - MARKET										200,000				
TOTAL MARKET VALUE										676,105				
SOH/AGL Deduction										316,116				
ASSESSED VALUE										359,989				
TOTAL EXEMPTION VALUE					HX HB WX					55,000				
BASE TAXABLE VALUE										304,989				
TOTAL JUST VALUE										676,105				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										551,981				
PERMIT NUM				DESCRIPTION				AMT				ISSUED		
20131245				H/AC				6,052				06/04/2013		
20131080				NEW CONSTR				8,400				05/14/2013		
20131002				NEW CONSTR				3,000				05/07/2013		
20130899				NEW CONSTR				237,178				04/24/2013		
SALES DATA														
OFF RECORD Number			DATE			TYPE INST	Q U	V I	RSN CD	SALE PRICE				
1899/0093			12/31/2013			WD	U	I	11	100				
GRANTOR: HERRON MICHELE A TRUS														
GRANTEE: HERRON MICHELE A TR														
1846/1977			3/19/2013			WD	Q	V	02	85,000				
GRANTOR: HIGHLAND 35 LLC														
GRANTEE: HERRON CHRISTOPHER														
BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2013] W15 FSP=[YR=2013] W21 S6 E10 S5 E11 N11\$ S11														
W11 N5 W10 N6 W15 S16 W6 S21 E6 FGR=[YR=2013] S23 E21 N4														
FOP=[YR=2013] E15 N10 W5 S2 W10 S8\$ N16 FST=[YR=2013] N3 W6														
S3 E6\$ W6 N3 W15\$ E21 S11 E10 N2 E5 S10 E15 N56\$.														