LOT 15
IN OR 1738/1689
HIGHLAND DUNES PB 7/311

GREEN HARRY C III & LINDA HART
1602 HIGHLAND DUNES
FERNANDINA BEACH, FL 32034

2023

00-00-31-1375-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

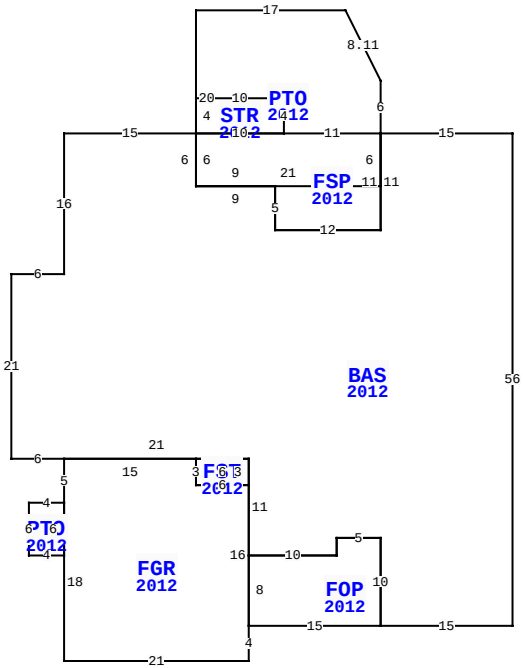
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,267	100	2,267	357,634
FGR	465	55	256	40,386
FOP	130	30	39	6,152
FSP	186	40	74	11,674
FST	18	55	10	1,578
PTO	24	5	1	158
PTO	404	5	20	3,155
STR	40	10	4	631
TOTALS	3,534		2,671	421,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,671	115.9200	165.19	441,222	2012	2012	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2013 Heated Area: 2267 HX Base Yr 2013



1602 HIGHLAND DUNES WAY, 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		421,367
TOTAL MARKET OB/XF VALUE		6,185
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		627,552
SOH/AGL Deduction		332,264
ASSESSED VALUE		295,288
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		245,288
TOTAL JUST VALUE		627,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		515,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120209	NEW CONSTR	229,971	02/08/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1738/1689	5/17/2011	WD	Q	V	02	85,000
GRANTOR: HIGHLAND 35 LLC						
GRANTEE: GREEN HARRY C III &						
1709/1168	11/09/2010	WD	U	V	11	290,000
GRANTOR: REDUS FLORIDA LAND LL						
GRANTEE: HIGHLAND 35 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W15 PTO=[YR=2012] N6 U8 L4 W17 S20E21N6$
FSP=[YR=2012] W11 STR=[YR=2012] N4W10S4E10$ W10S6E9S5 E12N11$
S11W12N5W9N6 W15S16W6 S21E6 FGR=[YR=2012] S5 PTO=[YR=2012]
W4S6 E4N6$ S18 E21N4 FOP=[YR=2012] E15N10 W5S2W10S8$ N16
FST=[YR=2012] N3W6S3 E6$ W6N3W15$ E21 S11E10N2E5 S10E15 N56$.

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	20	5	100.00	SF	7.00	7.00	100	2012	2012	3	94	658	
2	0855	CONC PAVER	0	100	40	21	840.00	SF	7.00	7.00	100	2012	2012	3	94	5,527	

LAND DESCRIPTION

TOTAL OB/XF 6,185

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