LOT 18
HIGHLAND DUNES PB 7/311

POOLE FAMILY TRUST/POOLE HARRISON W TRUSTEE
1603 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

2023

00-00-31-1375-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

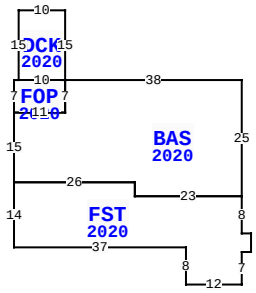
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	

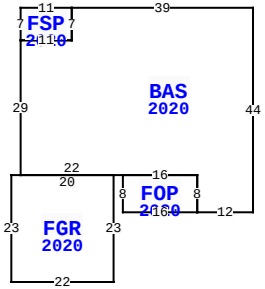
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,070	100	1,070	156,678
BAS	1,819	100	1,819	266,352
DCK	150	10	15	2,197
FGR	506	55	278	40,707
FOP	77	30	23	3,368
FOP	128	30	38	5,564
FSP	77	40	31	4,539
FST	721	55	397	58,132
TOTALS	4,548		3,671	537,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,671	103.4775	147.46	541,326	2020	2020	0	0	0	0.70	99.30

1 SFR CUST – 100% - 2021 Heated Area: 2889 HX Base Yr 2021





1603 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		537,537
TOTAL MARKET OB/XF VALUE		14,395
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		751,932
SOH/AGL Deduction		284,739
ASSESSED VALUE		467,193
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		417,193
TOTAL JUST VALUE		751,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		614,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190082	NEW CONSTR	0	03/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2434/0330	1/19/2021	WD	U	I	11	100
GRANTOR: POOLE HARRISON W & DE						
GRANTEE: POOLE FAMILY TRUST						
2427/1288	1/19/2021	WD	U	I	11	100
GRANTOR: POOLE HARRISON W & DE						
GRANTEE: POOLE FAMILY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W39 FSP=[YR=2020] W11 S7 E11 N7 $ S7 W11 S29 FGR=[YR=2020] W2 S23 E22 N23W20$E22 FOP=[YR=2020] S8 E16 N8 W16 $ E16 S8 E12 N44 $ PTR= N30 FST=[YR=2020] N14 BAS=[YR=2020] N15 FOP=[YR=2020] N7 E1 DCK=[YR=2020] N15 E10 S15 W10 $ E10 S7 W11 $ E11 N7 E38 S25 W23 N3 W26 $ E26 S3 E23 S8 E2 S4 W2 S7 W12 N8 W37 $ S30 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0855	CONC PAVER	0	100	0	0	910.00	SF	10.00	10.00	100	2020	2020	3	99	9,009	
3	1125	CB/STC 6"	0	100	0	0	264.00	SF	7.35	7.35	100	2020	2020	3	99	1,921	

LAND DESCRIPTION

TOTAL OB/XF 14,395

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 02/18/2021 BY RK Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS