

HUNT PAUL J JR & KERRY R
1613 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

00-00-31-1375-0023-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur08

ABOVE AVG 100 IRREGULAR 100

Roof Cover Interior Wall Interior Floor Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units Occupancy

030515040402010000

COMP SHNGL 100 DRYWALL 100 HARDTILE 100 CENTRAL 100 AIR DUCTED 100 3 100 WOOD FRAME 100 1. 100 0 100 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

040100MKT AREA011104.00

Quality Level 04SINGLE FAMILY

TOTALS

3,5262,510421,294

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYB

0500012,510123.9840176.68443,46720112011

1 SFR CUST - 100% - 2015Heated Area: 1978HX Base Yr 2015

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE421,294

TOTAL MARKET OB/XF VALUE29,587

TOTAL LAND VALUE - MARKET200,000

TOTAL MARKET VALUE650,881

SOH/AGL Deduction350,472

ASSESSED VALUE300,409

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE250,409

TOTAL JUST VALUE650,881

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE518,532

SUBAREA MARKET VALUE

FGR2011

FOP2011

UOP2014

BAS2011

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10920CWALL-WD/M01000098.00LF390.00390.001002011201135521,021

20855CONC PAVER01003924936.00SF7.007.00100201120113936,093

30855CONC PAVER010022488.00SF7.007.0010020112011393573

40504FP-ELECTRI0100001.00UT2,000.002,000.00100201120113951,900

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLCCZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000003R-10.000.001.00LT1.001.001.00200,000.00200,000.00200,000

NASSAU COUNTY PROPERTY

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PERMIT NUMDESCRIPTIONAMTISSUED

20101775NEW CONSTR201,59710/14/2010

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1927/05087/10/2014WDQI02375,000

GRANTOR: KLEIN WILLIAM A & DON

GRANTEE: HUNT PAUL J JR & KE

1701/17179/24/2010WDUV1184,900

GRANTOR: HIGHLAND 35 LLC

GRANTEE: KLEIN WILLIAM A & D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W15 UOP=[YR=2014] U15 R4 U12 L9 W15 D11 L8 R2 D10 S6 E9 FOP=[YR=2011] S6 E17 N6W17\$ E17\$ S6 W17N6W9N6W17 S36 FGR=[YR=2011] S22 E12S2E12 N8 FOP=[YR=2011] E20N9 W20S9\$ N16W24\$ E24S7E34 N37\$.

TOTAL OB/XF29,587

REVIEW DATE07/20/2018BYDJXTotal Acres: 0.00Total Land Value: 200,000Market: 0Agricultural: 0Common: 200,000PRINTED 08/02/2023 BY SYS