

LOT 26
IN OR 1990/496
HIGHLAND DUNES PB 7/311

RAYMOND THOMAS & REBECCA LVG TRUST/RAYMOND REBECCA
1703 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

2023

00-00-31-1375-0026-0000



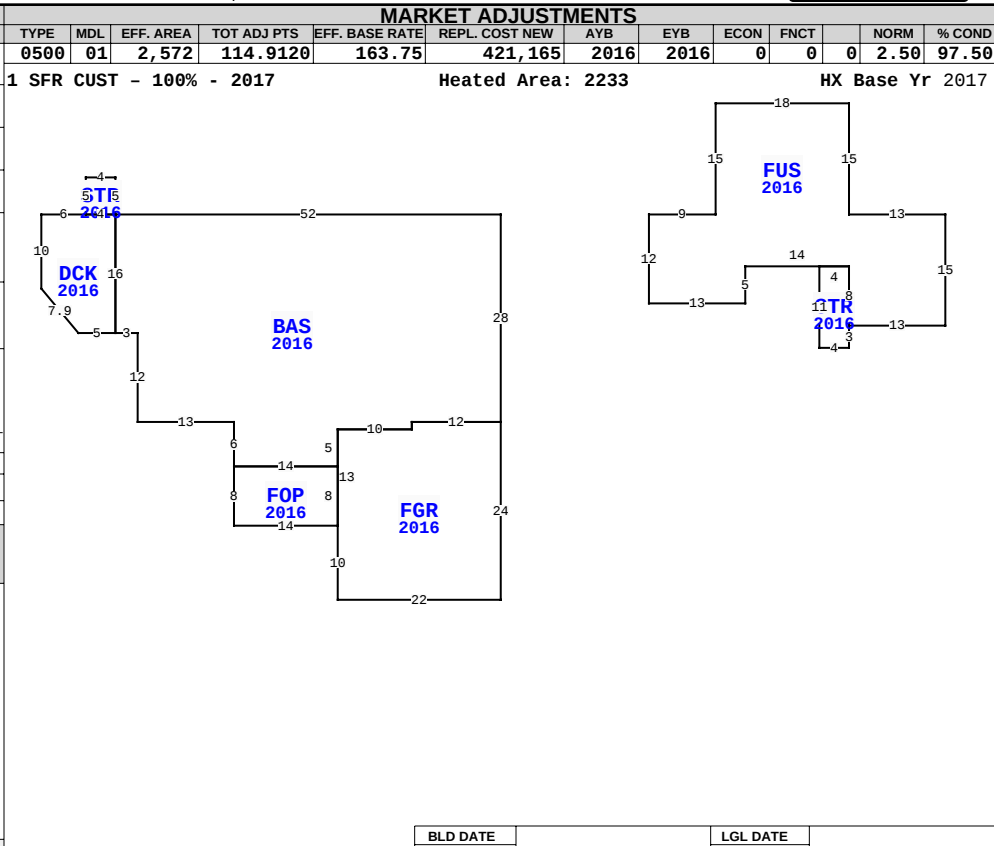
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,514	100	1,514	241,720
DCK	145	10	14	2,236
FGR	518	55	285	45,502
FOP	112	30	34	5,429
FUS	719	100	719	114,793
STR	20	10	2	320
STR	44	10	4	639
TOTALS	3,072		2,572	410,636

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	704.00	SF	10.00	10.00	100	2016
2	0855	CONC PAVER	0 100	0	0	397.00	SF	10.00	10.00	100	2016
3	0855	CONC PAVER	0 100	0	0	81.00	SF	10.00	10.00	100	2016

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT	



1703 HIGHLAND DUNES WAY, FERNANDINA BEACH, FL 32034											
TOTAL OB/XF 11,466											

TOTAL OB/XF 11,466											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 2											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 410,636											
TOTAL MARKET OB/XF VALUE 11,466											
TOTAL LAND VALUE - MARKET 170,000											
TOTAL MARKET VALUE 592,102											
SOH/AGL Deduction 280,797											
ASSESSED VALUE 311,305											
TOTAL EXEMPTION VALUE HX HB WX 55,000											
BASE TAXABLE VALUE 256,305											
TOTAL JUST VALUE 592,102											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 484,155											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160184	CO ISSUED	0	08/22/2016
20160184	NEW CONSTR	278,678	01/25/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1990/0496	7/06/2015	SW	Q	V	02	85,000
GRANTOR: HIGHLAND SIX LLC						
GRANTEE: RAYMOND THOMAS & RE						
1866/0998	6/26/2013	SW	U	V	12	300,000
GRANTOR: REDUS FLORIDA LAND LL						
GRANTEE: HIGHLAND SIX LLC						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2016] W52 STR=[YR=2016] N5 W4 S5 DCK=[YR=2016] W6 S10 D6 R5 E5 N16 W4\$ E4\$ S16 E3 S12 E13 S6 FOP=[YR=2016] S8 E14 FGR=[YR=2016] S10 E22 N24 W12 S1 W10 S13\$ N8 W14\$ E14 N5 E10 N1 E12 N28\$ PTR=E20 FUS=[YR=2016] E9 N15 E18 S15 E13 S15 W13 STR=[YR=2016] S3 W4 N11 E4 S8\$ N8 W14 S5 W13 N12\$ W20\$.											