LOT 32
HIGHLAND DUNES PB 7/311

**HARBISON MICHAEL E & ANDREA**
1629 HIGHLAND DUNES
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1375-0032-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

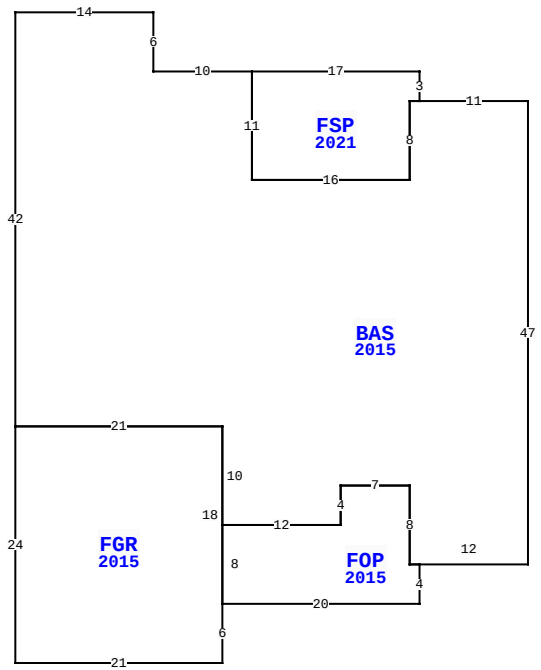
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 2,074 | 100 | 2,074 | 325,103 |
| FGR | 504 | 55 | 277 | 43,420 |
| FOP | 184 | 30 | 55 | 8,621 |
| FSP | 179 | 40 | 72 | 11,286 |
| TOTALS | 2,941 | | 2,478 | 388,432 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,478 | 113.4000 | 161.60 | 400,445 | 2015 | 2015 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SFR CUST – 100% - 2022 Heated Area: 2074 HX Base Yr 2022




1629 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 | | 388,432 |
| TOTAL MARKET OB/XF VALUE | | 5,120 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 593,552 |
| SOH/AGL Deduction | | 129,601 |
| ASSESSED VALUE | | 463,951 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 413,951 |
| TOTAL JUST VALUE | | 593,552 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 488,403 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20142434 | CO ISSUED | 0 | 05/29/2015 |
| 20142434 | NEW CONSTR | 233,187 | 11/13/2014 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2479/0392 | 7/13/2021 | WD | Q | I | 01 | 625,000 |
| GRANTOR: HERRMANN DUSTIN R & J | | | | | | |
| GRANTEE: HARBISON MICHAEL E | | | | | | |
| 1984/1263 | 6/08/2015 | SW | Q | I | 02 | 350,000 |
| GRANTOR: HIGHLAND SIX LLC | | | | | | |
| GRANTEE: HERRMANN DUSTIN R & | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2015] W11 FSP=[YR=2021] N3 W17 S11 E16 N8 E1$ W1 S8 W16 N11 W10 N6 W14 S42 FGR=[YR=2015] S24 E21 N6 FOP=[YR=2015] E20 N4 W1 N8 W7 S4 W12 S8$ N18 W21$ E21 S10 E12 N4 E7 S8 E12 N47$.

### 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 | 0 | 0 | 684.00 | SF | 7.00 | 7.00 | 100 | 2015 | 2015 | 3 | 96 | 4,596 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 78.00 | SF | 7.00 | 7.00 | 100 | 2015 | 2015 | 3 | 96 | 524 | |

### LAND DESCRIPTION

TOTAL OB/XF 5,120

| 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 07/10/2020 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS