LOT 33
IN OR 1921/71
HIGHLAND DUNES PB 7/311

STEVENSON PETER B & CAROL B
1627 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

2023

00-00-31-1375-0033-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

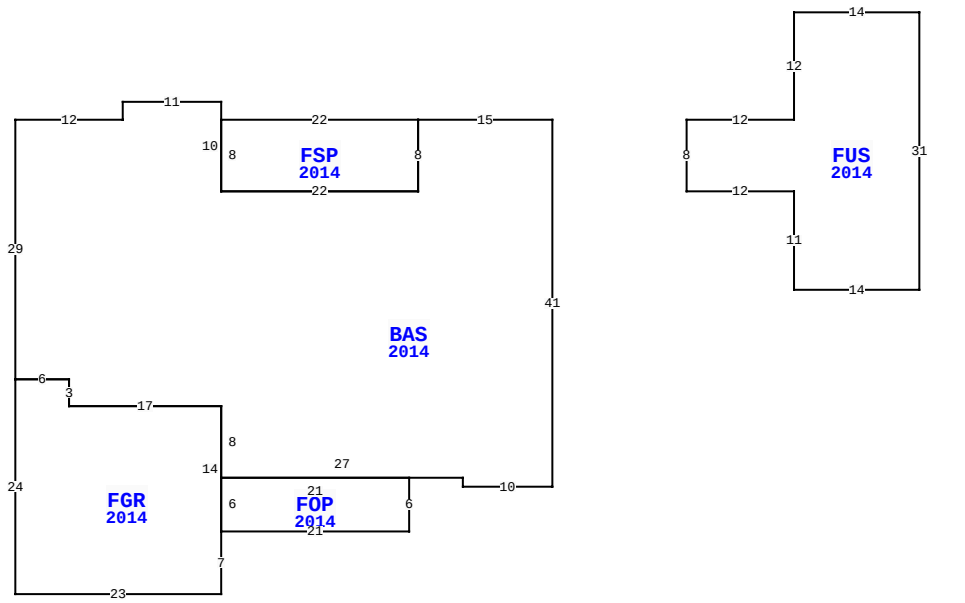
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1104.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,054	100	2,054	319,199
FGR	501	55	276	42,891
FOP	126	30	38	5,906
FSP	176	40	70	10,878
FUS	530	100	530	82,364
TOTALS	3,387		2,968	461,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,968	113.0115	161.04	477,967	2014	2014	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2015 Heated Area: 2584 HX Base Yr 2015



1627 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		461,238
TOTAL MARKET OB/XF VALUE		7,941
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		669,179
SOH/AGL Deduction		396,851
ASSESSED VALUE		272,328
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		222,328
TOTAL JUST VALUE		669,179
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		548,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132386	NEW CONSTR	283,665	10/10/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1921/0071	5/30/2014	WD	Q	I	02	455,000
GRANTOR: TREVETT BUILDING SYST						
GRANTEE: STEVENSON PETER B &						
1874/0114	7/23/2013	WD	Q	V	05	170,000
GRANTOR: HIGHLAND 35 LLC						
GRANTEE: TREVETT BUILDING SY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W15 FSP=[YR=2014] W22 S8 E22 N8$ S8 W22 N10 W11 S2 W12 S29 FGR=[YR=2014] S24 E23 N7 FOP=[YR=2014] E21 N6 W21 S6$ N14 W17 N3 W6$ E6 S3 E17 S8 E27 S1 E10 N41$ PTR= E15 FUS=[YR=2014] E12 N12 E14 S31 W14 N11 W12 N8$ W15$.

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	840.00	SF	7.00	7.00	100	2014	2014	3	95	5,586	
2	0855	CONC PAVER	0	100	0	0	90.00	SF	7.00	7.00	100	2014	2014	3	95	599	
3	0855	CONC PAVER	0	100	0	0	264.00	SF	7.00	7.00	100	2014	2014	3	95	1,756	

LAND DESCRIPTION

TOTAL OB/XF 7,941

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	000000	C	VAC RES	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