LOT 35
HIGHLAND DUNES PB 7/311

LAWHORNE WILLIAM R L/E/
1623 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

2023

00-00-31-1375-0035-0000

BUILDING CHARACTERISTICS

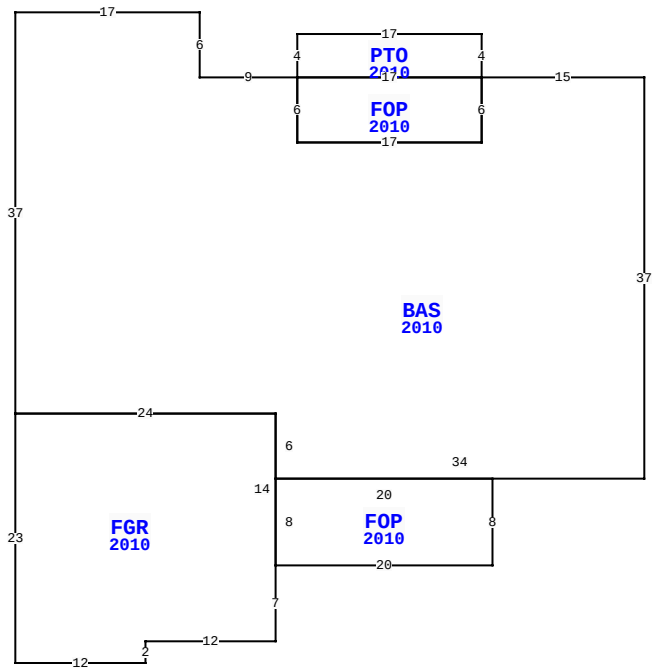
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,002	100	2,002	312,086
FGR	528	55	290	45,207
FOP	102	30	31	4,833
FOP	160	30	48	7,483
PTO	68	5	3	468
TOTALS	2,860		2,374	370,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,374	115.7625	164.96	391,615	2010	2010	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2011 Heated Area: 2002 HX Base Yr 2011



BLD DATE	04/08/2015	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

1623 HIGHLAND DUNES WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		370,076
TOTAL MARKET OB/XF VALUE		10,168
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		580,244
SOH/AGL Deduction		378,370
ASSESSED VALUE		201,874
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		146,874
TOTAL JUST VALUE		580,244
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		476,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100782	NEW CONSTR	0	04/30/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2566/1012	5/25/2022	QC	U	I	11	100
GRANTOR: LAWHORNE WILLIAM R						
GRANTEE: LAWHORN SCOTTW & RI						
1676/0971	5/07/2010	WD	U	V	11	65,000
GRANTOR: HIGHLAND 35 LLC						
GRANTEE: LAWHORNE WILLIAM R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W15 PTO=[YR=2010] N4 W17S4 FOP=[YR=2010] S6 E17N6W17$ E17$ S6 W17N6W9N6 W17 S37 FGR=[YR=2010] S23 E12N2E12N7 FOP=[YR=2010] E20 N8W20S8 $ N14W24$ E24 S6E34N37$.

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	2010	2010	3	94	3,290	
2	0855	CONC PAVER	0	100	27	4	108.00	SF	7.00	7.00	100	2010	2010	3	92	696	
3	0855	CONC PAVER	0	100	40	24	960.00	SF	7.00	7.00	100	2010	2010	3	92	6,182	

LAND DESCRIPTION

TOTAL OB/XF 10,168

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