LOT 36
IN OR 2114/26
HIGHLAND DUNES PB 7/311

HEGGENSTALLER BRUCE & BARBARA S L/E/
1621 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

2023

00-00-31-1375-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

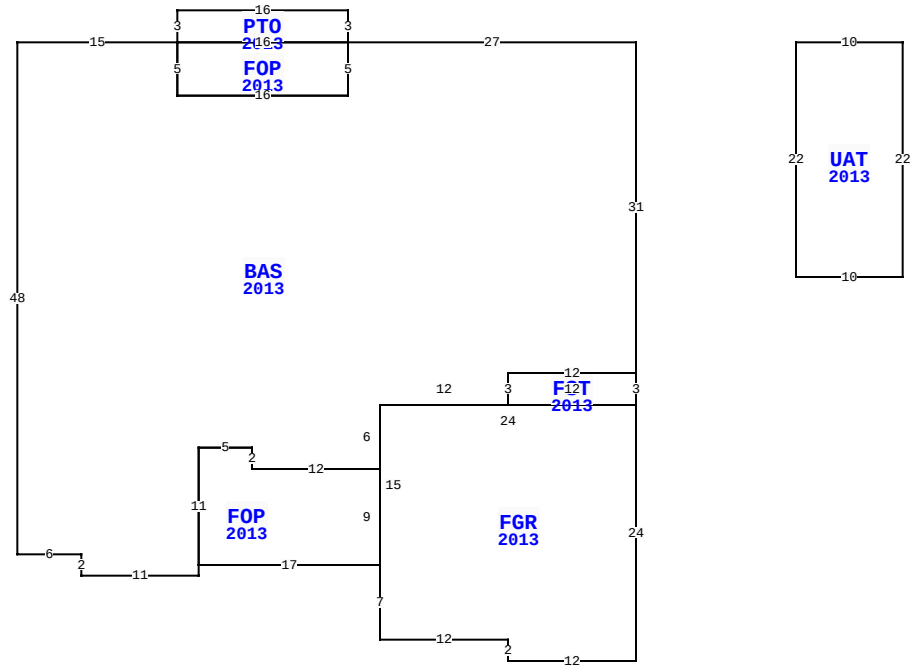
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,208	100	2,208	364,755
FGR	552	55	304	50,220
FOP	80	30	24	3,965
FOP	163	30	49	8,095
FST	36	55	20	3,304
PTO	48	5	2	330
UAT	220	10	22	3,635
TOTALS	3,307		2,629	434,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,629	120.7584	172.08	452,398	2013	2013	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2015 Heated Area: 2208 HX Base Yr 2015



1621 HIGHLAND DUNES WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		434,302
TOTAL MARKET OB/XF VALUE		48,062
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		682,364
SOH/AGL Deduction		319,879
ASSESSED VALUE		362,485
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		312,485
TOTAL JUST VALUE		682,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		532,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121730	NEW CONSTR	231,118	08/22/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2114/0026	4/13/2017	QC	U	I	11	100
GRANTOR: HEGGENSTALLER BRUCE &						
GRANTEE: HEGGENSTALLER ANDRE						
1670/1579	4/02/2010	WD	U	V	11	75,000
GRANTOR: HIGHLAND 35 LLC						
GRANTEE: HEGGENSTALLER BRUCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W27 PTO=[YR=2013] N3 W16 S3 FOP=[YR=2013] S5 E16 N5 W16$ E16 $ S5 W16 N5 W15 S48 E6 S2 E11 N1 FOP=[YR=2013] E17 FGR=[YR=2013] S7 E12 S2 E12 N24 FST=[YR=2013] N3 W12 S3 E12$ W24 S15$ N9 W12 N2 W5 S11$ N11 E5 S2 E12 N6 E12 N3 E12 N31$ PTR=E15 UAT=[YR=2013] E10 S22 W10 N22$ W15$.

EXTRA FEATURES

L N	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	920.00	SF	10.00	10.00	100	2013	2013	3	95	8,740	
2	0855	CONC PAVER	0	100	0	0	100.00	SF	10.00	10.00	100	2013	2013	3	95	950	
3	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50	6.50	100	2013	2013	3	95	93	
4	0920	CWALL-WD/M	0	100	0	0	151.00	LF	390.00	390.00	100	2013	2013	3	65	38,279	

LAND DESCRIPTION

TOTAL OB/XF 48,062

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 07/20/2018 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS