

LOT 3
IN OR 2210/1645
HIGHLAND DUNES PB 7/311

YEAGER LINDA J
1611 DADE STREET
FERNANDINA BEACH, FL 32031

2024

00-00-31-1375-0003-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	15	HARDTILE 70		
Interior Floo	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	03	MASONRY 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	2,194	100	2,194	362,027
FGR	441	55	243	40,097
FOP	97	30	29	4,786
FSP	156	40	62	10,230
TOTALS	2,888		2,528	417,139

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,528	117.0288	175.54	443,765	2010	2010	0	0	6.00	94.00
1 SFR CUST - 100% - 2019 Heated Area: 2194 HX Base Yr 2019											
1611 DADE ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					417,139				
TOTAL MARKET OB/XF VALUE					3,568				
TOTAL LAND VALUE - MARKET					200,000				
TOTAL MARKET VALUE					620,707				
SOH/AGL Deduction					239,831				
ASSESSED VALUE					380,876				
TOTAL EXEMPTION VALUE					HX HB WX SX 105,000				
BASE TAXABLE VALUE					275,876				
TOTAL JUST VALUE					620,707				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					602,013				
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