LOT 7
IN OR 2466/688
HIGHLAND DUNES PB 7/311

LIDDELL SHERMAN P JR
1627 DADE ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1375-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 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		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

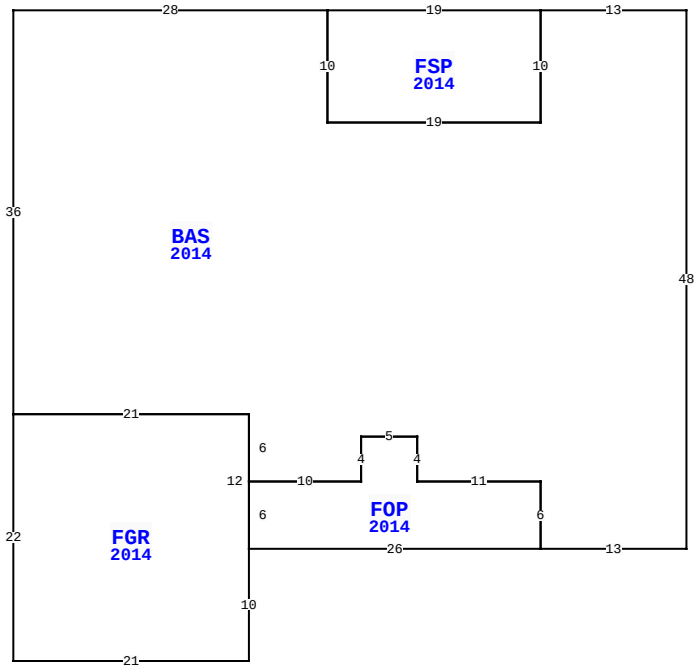
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1104.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,262	100	2,262	381,493
FGR	462	55	254	42,837
FOP	176	30	53	8,939
FSP	190	40	76	12,818
TOTALS	3,090		2,645	446,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,645	117.7344	176.60	467,107	2014	2014	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2022 Heated Area: 2262 HX Base Yr 2022



1627 DADE ST, FERNANDINA BEACH

BLD DATE	08/11/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		446,087
TOTAL MARKET OB/XF VALUE		27,359
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		673,446
SOH/AGL Deduction		153,104
ASSESSED VALUE		520,342
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		470,342
TOTAL JUST VALUE		673,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		655,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132773	ROOF	3,570	12/09/2013
20132747	H/AC	5,800	12/05/2013
20132264	NEW CONSTR	250,027	09/26/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2466/0688	5/27/2021	WD	Q	I	02	570,000
GRANTOR: JOHNSTON BOBBY JOE &						
GRANTEE: LIDDELL SHERMAN P J						
1922/1756	6/06/2014	WD	Q	I	02	345,400
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: JOHNSTON BOBBY JOE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W13 FSP=[YR=2014] W19 S10 E19 N10$ S10 W19 N10 W28 S36 FGR=[YR=2014] S22 E21 N10 FOP=[YR=2014] E26 N6 W11 N4 W5 S4 W10 S6$ N12 W21$ E21 S6 E10 N4 E5 S4 E11 S6 E13 N48$.

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	495.00	SF	10.00	10.00	100	2014	2014	3	95	4,703	
2	0855	CONC PAVER	0	100	30	3	90.00	SF	10.00	10.00	100	2014	2014	3	95	855	
3	0920	CWALL-WD/M	0	100	0	0	86.00	LF	390.00	390.00	100	2014	2014	3	65	21,801	

LAND DESCRIPTION

TOTAL OB/XF 27,359

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS