LOT 8
IN OR 1643/47
HIGHLAND DUNES PB 7/311

RAGAN GARY R & SUE G
1626 HIGHLAND DUNES WY
FERNANDINA BEACH, FL 32034

2024

00-00-31-1375-0008-0000

BUILDING CHARACTERISTICS

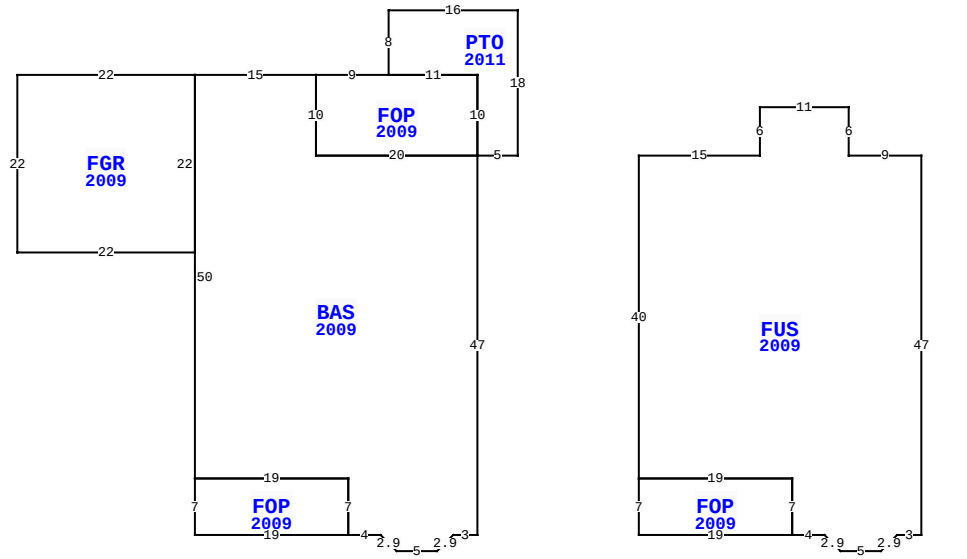
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	1,676	100	1,676	262,561
FGR	484	55	266	41,671
FOP	133	30	40	6,266
FOP	133	30	40	6,266
FOP	200	30	60	9,400
FUS	1,592	100	1,592	249,402
PTO	178	5	9	1,410
TOTALS	4,396		3,683	576,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,683	111.6990	167.55	617,087	2009	2009	0	0	0	6.50	93.50

1 SFR CUST – 100% - 2010 Heated Area: 3268 HX Base Yr 2010



1626 HIGHLAND DUNES WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		576,976
TOTAL MARKET OB/XF VALUE		28,204
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		805,180
SOH/AGL Deduction		446,400
ASSESSED VALUE		358,780
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		308,780
TOTAL JUST VALUE		805,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		781,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120515	VINYL FENCE	0	03/28/2012
20110878	SCREEN ENCLOSURE	9,000	06/02/2011
20090627	H/AC	6,745	05/21/2009
20090407	NC PLUMBING	4,000	04/01/2009
20071956	PLUMBING NC	10,000	10/16/2007
20071863	ELEC.NC	2,500	10/03/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1643/0047	9/30/2009	WD	Q	I	01	315,000
GRANTOR: HICKOX A MICHAEL						
GRANTEE: RAGAN GARY R & SUE						
1593/0579	11/13/2008	WD	U	I	19	100,000
GRANTOR: WATSON CUSTOM HOME BU						
GRANTEE: HICKOX A MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2011] W16S8 FOP=[YR=2009] W9 BAS=[YR=2009] W15 FGR=[YR=2009] W22S22E22 N22$ S50 FOP=[YR=2009] S7E19N7W19$ E19S7E4 D2 R2 E5 U2 R2 E3N47W20 N10$ S10E20N10W11$ E11S10E5N18 $ PTR=E15S18 FUS=[YR=2009] S40 FOP=[YR=2009] S7E19N7W19$ E19S7E4 R2 D2 E5 R2 U2 E3N47W9N6W11S6W15$ N18W15$.

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	0600	SUMMER KIT	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	40	800	
2	0920	CWALL-WD/M	0	100	0	0	93.00	LF	390.00	390.00	100	2009	2009	3	40	14,508	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	93	3,255	
4	0810	CONCRETE A	0	100	28	16	448.00	SF	6.50	6.50	100	2009	2009	3	90	2,621	
5	0810	CONCRETE A	0	100	113	3	339.00	SF	6.50	6.50	100	2009	2009	3	90	1,983	
6	0911	SCRN RM A	0	100	0	0	178.00	SF	17.50	17.50	100	2011	2011	3	50	1,558	
7	0476	VF 6 SBPL	0	100	0	0	131.00	LF	32.00	32.00	100	2012	2012	3	83	3,479	

LAND DESCRIPTION

TOTAL OB/XF 28,204

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