



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,986	100	1,986	330,733
FGR	472	55	260	43,299
FOP	132	30	40	6,661
FOP	175	30	52	8,660
FST	32	55	18	2,998
STR	28	10	3	499
UOP	132	20	26	4,330
UST	1,986	45	894	148,880
TOTALS	4,943		3,279	546,060

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
1	0855	CONC PAVER	0 100	0	0	830.00	SF	7.00	7.00	100	2012	2012
2	0855	CONC PAVER	0 100	25	5	125.00	SF	7.00	7.00	100	2012	2012

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,279	117.1758	175.76	576,317	2012	2012	0	0	0	5.25	94.75
1 SFR CUST - 100% - 2024												
Heated Area: 1986												
HX Base Yr 2024												

1624 HIGHLAND DUNES WAY, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE												

TOTAL OB/XF												
6,217												

NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												PAGE 1 of 1
VALUATION BY												STANDARD
Tax Group: 2												Tax Dist:
BUILDING MARKET VALUE												546,060
TOTAL MARKET OB/XF VALUE												6,217
TOTAL LAND VALUE - MARKET												200,000
TOTAL MARKET VALUE												752,277
SOH/AGL Deduction												167,398
ASSESSED VALUE												584,879
TOTAL EXEMPTION VALUE												50,000
BASE TAXABLE VALUE												534,879
TOTAL JUST VALUE												752,277
NCON VALUE												0
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												727,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120548	NEW CONSTR	239,971	03/22/2012

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2397/0707	9/29/2020	WD	Q	I	01	529,900			
GRANTOR: BENTON BERT D III & M									
GRANTEE: CAWLEY DAVID JR & A									
1820/1118	10/17/2012	WD	Q	I	02	400,000			
GRANTOR: HIGHLAND 35 LLC									
GRANTEE: BENTON BERT DURELL									

BUILDING NOTES												

BUILDING DIMENSIONS												
UST=[YR=2012] W15S11W15 UOP=[YR=2012] N6 W17S6E1S2E15N2E1\$ W1S2W15N2W14 S34E39N9E21N36\$ PTR=S11E10 BAS=[YR=2012] S34E7 FOP=[YR=2012] S7E9 STR=[YR=2012] S4E7N4W7\$ E16N7W25\$ E32 FGR=[YR=2012] S15E21N24 W9 FST=[YR=2012] W8S4E8N4\$ S4W8N4W4S9\$ N9E21N36W15S11W15 FOP=[YR=2012] N6 W17S6E1S2E15N2E1\$ W1S2W15N2W14 \$ W10N11\$.												