LOT 14
IN OR 1899/93
DRAINAGE AGREEMENT OR 1844/719

HERRON J CHRISTOPHER TRUST/HERRON MICHELE A TRUSTE
1604 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

2024

00-00-31-1375-0014-0000

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	15	HARDTILE 100
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

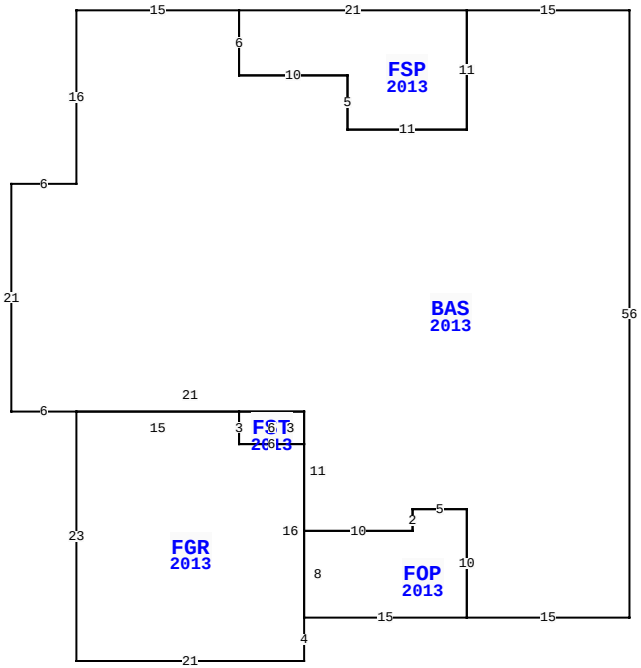
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1104.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,272	100	2,272	410,085
FGR	465	55	256	46,207
FOP	130	30	39	7,039
FSP	181	40	72	12,996
FST	18	55	10	1,805
TOTALS	3,066		2,649	478,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,649	126.0000	189.00	500,661	2013	2013	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2014 Heated Area: 2272 HX Base Yr 2014



1604 HIGHLAND DUNES WAY, FERNANDINA BEACH

BLD DATE	10/25/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		478,131
TOTAL MARKET OB/XF VALUE		19,147
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		697,278
SOH/AGL Deduction		326,489
ASSESSED VALUE		370,789
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		315,789
TOTAL JUST VALUE		697,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		676,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131245	H/AC	6,052	06/04/2013
20131080	NEW CONSTR	8,400	05/14/2013
20131002	NEW CONSTR	3,000	05/07/2013
20130899	NEW CONSTR	237,178	04/24/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1899/0093	12/31/2013	WD	U	I	11	100
GRANTOR: HERRON MICHELE A TRUS						
GRANTEE: HERRON MICHELE A TR						
1846/1977	3/19/2013	WD	Q	V	02	85,000
GRANTOR: HIGHLAND 35 LLC						
GRANTEE: HERRON CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W15 FSP=[YR=2013] W21 S6 E10 S5 E11 N11$ S11 W11 N5 W10 N6 W15 S16 W6 S21 E6 FGR=[YR=2013] S23 E21 N4 FOP=[YR=2013] E15 N10 W5 S2 W10 S8$ N16 FST=[YR=2013] N3 W6 S3 E6$ W6 N3 W15$ E21 S11 E10 N2 E5 S10 E15 N56$.

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	51	18	918.00	SF	10.00	10.00	100	2013	2013	3	94	8,629	
2	0855	CONC PAVER	0	100	19	4	76.00	SF	10.00	10.00	100	2013	2013	3	94	714	
3	0855	CONC PAVER	0	100	0	0	142.00	SF	10.00	10.00	100	2013	2013	3	94	1,335	
4	0476	VF 6 SBPL	0	100	0	0	255.00	LF	32.00	32.00	100	2013	2013	3	85	6,936	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	85	255	
6	0462	ST/AL FNC	0	100	45	4	180.00	SF	10.00	10.00	100	2013	2013	3	71	1,278	

LAND DESCRIPTION

TOTAL OB/XF 19,147

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	000000	C	VAC RES	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