LOT 16
HIGHLAND DUNES PB 7/311

**HENRY SCOTT ROBERT & MICHELLE MARIE**
1600 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1375-0016-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

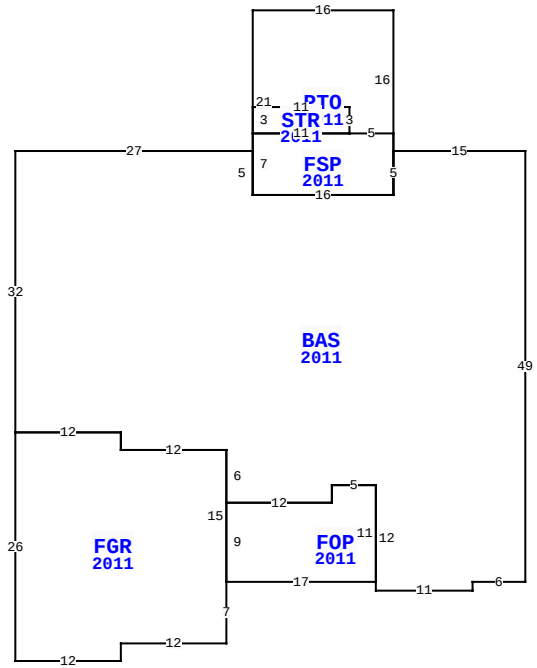
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 2,226 | 100 | 2,226 | 374,667 |
| FGR | 576 | 55 | 317 | 53,356 |
| FOP | 163 | 30 | 49 | 8,247 |
| FSP | 112 | 40 | 45 | 7,574 |
| PTO | 336 | 5 | 17 | 2,861 |
| STR | 33 | 10 | 3 | 505 |
| TOTALS | 3,446 | | 2,657 | 447,210 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,657 | 118.7424 | 178.11 | 473,238 | 2011 | 2011 | 0 | 0 | 0 | 5.50 | 94.50 |

1 SFR CUST – 100% - 2021 Heated Area: 2226 HX Base Yr 2021




1600 HIGHLAND DUNES WAY, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 447,210 |
| TOTAL MARKET OB/XF VALUE | | 12,852 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 660,062 |
| SOH/AGL Deduction | | 212,361 |
| ASSESSED VALUE | | 447,701 |
| TOTAL EXEMPTION VALUE | HX HB DV | 60,000 |
| BASE TAXABLE VALUE | | 387,701 |
| TOTAL JUST VALUE | | 660,062 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 640,146 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20110436 | NEW CONSTR | 226,626 | 03/23/2011 |
| 20110436 | NEW CONSTR | 0 | 03/23/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2327/1599 | 12/23/2019 | WD | Q | I | 02 | 465,500 |
| GRANTOR: MACKLE DOUGLAS F & JO | | | | | | |
| GRANTEE: HENRY SCOTT ROBERT | | | | | | |
| 2150/1890 | 7/25/2017 | QC | U | I | 11 | 100 |
| GRANTOR: MACKLE DOUGLAS F & JO | | | | | | |
| GRANTEE: MACKLE DOUGLAS F SR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2011] W15 PTO=[YR=2011] N16W16S21 E16 N5$
FSP=[YR=2011] N2W5 STR=[YR=2011] N3W11S3E11$ W11S7E16N5$
S5W16 N5W27S32 FGR=[YR=2011] S26E12N2E12 N7 FOP=[YR=2011]
E17N11W5S2W12S9$ N15W12N2W12$ E12 S2E12 S6E12N2 E5S12E11N1E6
N49$.

## 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 | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2011 | 2011 | 3 | 94 | 3,290 | |
| 2 | 1100 | VAC SYSTEM | 0 | 100 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2011 | 2011 | 3 | 50 | 500 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 39 | 23 | 897.00 | SF | 10.00 | 10.00 | 100 | 2011 | 2011 | 3 | 92 | 8,252 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 22 | 4 | 88.00 | SF | 10.00 | 10.00 | 100 | 2011 | 2011 | 3 | 92 | 810 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,852

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 01/14/2022 BY TWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS