

POOLE FAMILY TRUST/POOLE HARRISON W TRUSTEE
1603 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

2024



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 60

Exterior Wall16WD FR STUC 40

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 50

Interior Floo13LVT/LAMNT 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2.5 100

Frame Stories Units02WOOD FRAME 100

Occupancy2. 100

Quality00NONE 100

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1104.00

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND

0500013,671103.4775155.22569,81320202020001.2098.80

1 SFR CUST - 100% - 2021

Heated Area: 2889

HX Base Yr 2021

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE562,975

TOTAL MARKET OB/XF VALUE14,395

TOTAL LAND VALUE - MARKET200,000

TOTAL MARKET VALUE777,370

SOH/AGL Deduction296,161

ASSESSED VALUE481,209

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE431,209

TOTAL JUST VALUE777,370

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE751,932

PERMIT NUMDESCRIPTIONAMTISSUED

20190082NEW CONSTR003/26/2019

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2434/03301/19/2021WD U I 11100

GRANTOR: POOLE HARRISON W & DE

GRANTEE: POOLE FAMILY TRUST

2427/12881/19/2021WD U I 11100

GRANTOR: POOLE HARRISON W & DE

GRANTEE: POOLE FAMILY TRUST

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W39 FSP=[YR=2020] W11 S7 E11 N7 \$ S7 W11 S29
FGR=[YR=2020] W2 S23 E22 N23W20\$E22 FOP=[YR=2020] S8 E16 N8
W16 \$ E16 S8 E12 N44 \$ PTR= N30 FST=[YR=2020] N14
BAS=[YR=2020] N15 FOP=[YR=2020] N7 E1 DCK=[YR=2020] N15
E10 S15 W10 \$ E10 S7 W11 \$ E11 N7 E38 S25 W23 N3 W26 \$ E26 S3
E23 S8 E2 S4 W2 S7 W12 N8 W37 \$ S30 \$.

EXTRA FEATURES

L NOBIXF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100202020203993,465

20855CONC PAVER010000910.00SF10.0010.00100202020203999,009

31125CB/STC 6"010000264.00SF7.357.35100202020203991,921

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000003R-10.000.001.00LT1.001.001.00200,000.00200,000.00200,000

REVIEW DATE02/18/2021BYRK

Total Acres: 0.00Total Land Value: 200,000Market: 0Agricultural: 0Common: 200,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND

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BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

BAS 2020

FOP 2020

FGR 2020

FSP 2020

FST 2020

1603 HIGHLAND DUNES WAY, FERNANDINA BEACH

TOTAL OB/XF14,395

NASSAU COUNTY PROPERTY

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