



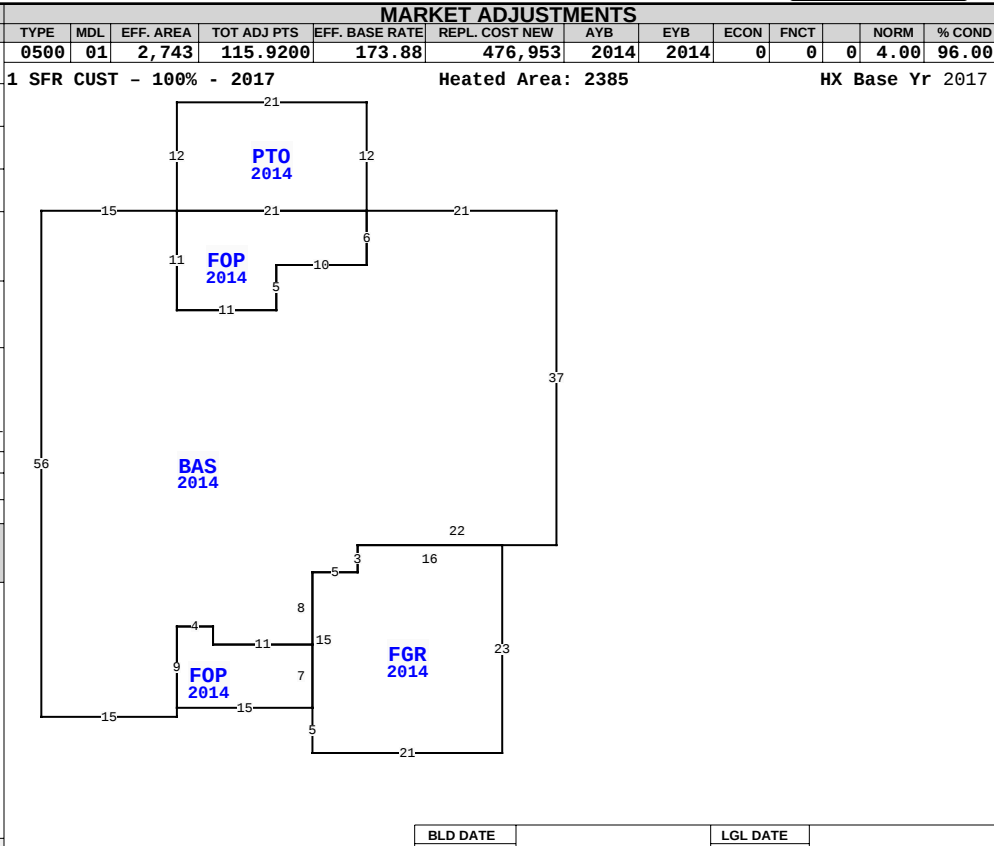
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	2,385	100	2,385	398,116
FGR	468	55	257	42,900
FOP	113	30	34	5,676
FOP	181	30	54	9,014
PTO	252	5	13	2,170
TOTALS	3,399		2,743	457,875

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	0855	CONC PAVER	0 100	0	0	684.00	SF	7.00	7.00	100	2014	2014	3	95	4,549	
2	0855	CONC PAVER	0 100	0	0	69.00	SF	7.00	7.00	100	2014	2014	3	95	459	
3	0855	CONC PAVER	0 100	0	0	72.00	SF	7.00	7.00	100	2014	2014	3	95	479	
4	0476	VF 6 SBPL	0 100	0	0	246.00	LF	32.00	32.00	100	2014	2014	3	87	6,849	
5	0920	CWALL-WD/M	0 100	0	0	122.00	LF	390.00	390.00	100	2014	2014	3	65	30,927	
6	0920	CWALL-WD/M	0 100	0	0	62.00	LF	390.00	390.00	100	2014	2014	3	65	15,717	
7	0911	SCRN RM A	0 100	21	12	288.00	SF	17.50	17.50	100	2014	2014	3	65	3,276	

LAND DESCRIPTION			TOTAL OB/XF 62,256													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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



1607 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				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		200,000	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		328,223	
SOH/AGL Deduction		ASSESSED VALUE		391,908	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE		TOTAL JUST VALUE		720,131	
NCON VALUE		INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE				703,510	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140073	SCRPT0	2,489	01/13/2014
20131877	NEW CONSTR	249,710	08/09/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2427/1287	1/19/2021	WD U	I	I	11	100
GRANTOR: LAMM KYLE D & MEGHAN						
GRANTEE: LAMM FAMILY TRUST						
1814/1652	9/13/2012	WD Q	V	V	01	87,300
GRANTOR: HIGHLAND 35 LLC						
GRANTEE: LAMM KYLE D & MEGHA						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2014] W21 PT0=[YR=2014] N12 W21 S12 FOP=[YR=2014] S11 E11 N5 E10 N6 W21\$ E21 \$ S6 W10 S5 W11 N11 W15 S56 E15 N1 FOP=[YR=2014] E15 FGR=[YR=2014] S5 E21 N23 W16 S3 W5 S15\$ N7 W11 N2 W4 S9\$ N9 E4 S2 E11 N8 E5 N3 E22 N37\$.	