LOT 23
IN OR 1927/508
HIGHLAND DUNES PB 7/311

HUNT PAUL J JR & KERRY R
1613 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

2024

00-00-31-1375-0023-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

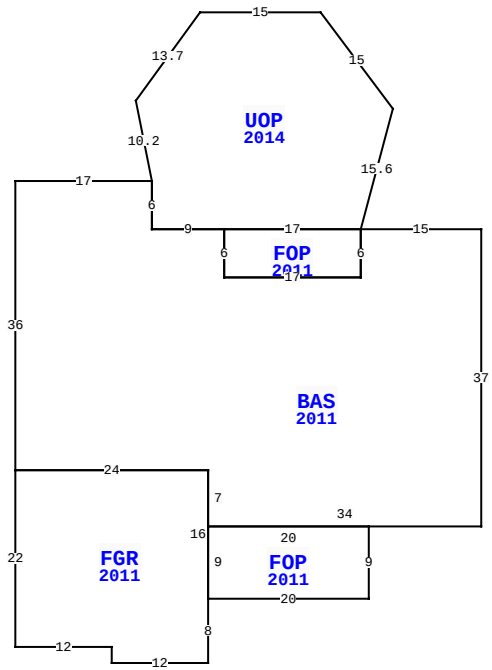
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1104.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,978	100	1,978	347,635
FGR	552	55	304	53,428
FOP	102	30	31	5,448
FOP	180	30	54	9,491
UOP	714	20	143	25,132
TOTALS	3,526		2,510	441,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,510	123.9840	185.98	466,810	2011	2011	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2015 Heated Area: 1978 HX Base Yr 2015



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

1613 HIGHLAND DUNES WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		441,135
TOTAL MARKET OB/XF VALUE		27,585
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		668,720
SOH/AGL Deduction		359,299
ASSESSED VALUE		309,421
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		259,421
TOTAL JUST VALUE		668,720
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		650,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101775	NEW CONSTR	201,597	10/14/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1927/0508	7/10/2014	WD	Q	I	02	375,000
GRANTOR: KLEIN WILLIAM A & DON						
GRANTEE: HUNT PAUL J JR & KE						
1701/1717	9/24/2010	WD	U	V	11	84,900
GRANTOR: HIGHLAND 35 LLC						
GRANTEE: KLEIN WILLIAM A & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W15 UOP=[YR=2014] U15 R4 U12 L9 W15 D11 L8 R2 D10 S6 E9 FOP=[YR=2011] S6 E17 N6W17$ E17$ S6 W17N6W9N6W17 S36 FGR=[YR=2011] S22 E12S2E12 N8 FOP=[YR=2011] E20N9 W20S9$ N16W24$ E24S7E34 N37$.

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	0920	CWALL-WD/M	0	100	0	0	98.00	LF	390.00	390.00	100	2011	2011	3	50	19,110	
2	0855	CONC PAVER	0	100	39	24	936.00	SF	7.00	7.00	100	2011	2011	3	92	6,028	
3	0855	CONC PAVER	0	100	22	4	88.00	SF	7.00	7.00	100	2011	2011	3	92	567	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	94	1,880	

LAND DESCRIPTION

TOTAL OB/XF 27,585

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	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 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS