LOT 33
IN OR 1921/71
HIGHLAND DUNES PB 7/311

**STEVENSON PETER B & CAROL B**
1627 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1375-0033-0000**

## BUILDING CHARACTERISTICS

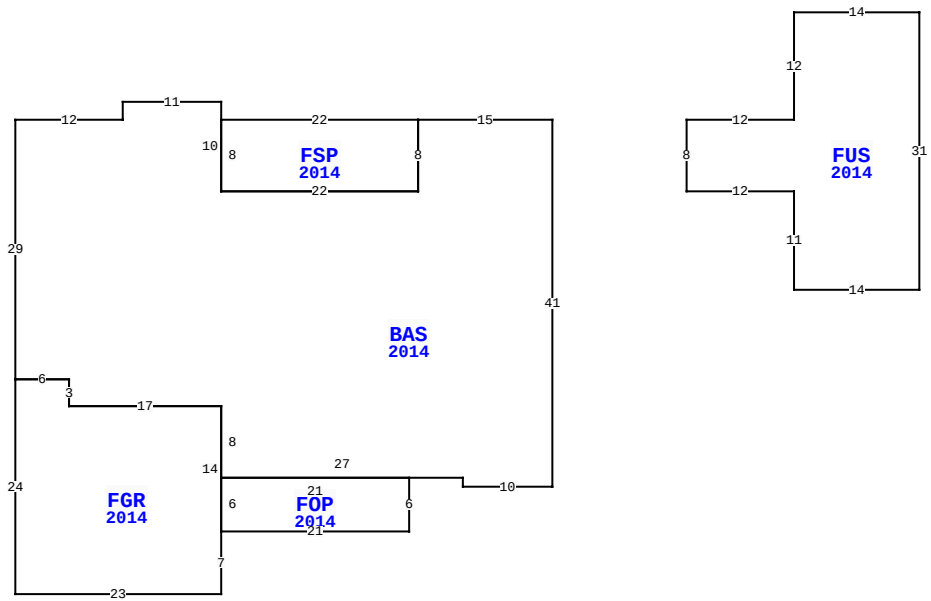
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 2,054 | 100 | 2,054 | 334,266 |
| FGR | 501 | 55 | 276 | 44,916 |
| FOP | 126 | 30 | 38 | 6,184 |
| FSP | 176 | 40 | 70 | 11,391 |
| FUS | 530 | 100 | 530 | 86,252 |
| TOTALS | 3,387 | | 2,968 | 483,010 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,968 | 113.0115 | 169.52 | 503,135 | 2014 | 2014 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SFR CUST – 100% - 2015 Heated Area: 2584 HX Base Yr 2015




1627 HIGHLAND DUNES WAY, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 483,010 |
| TOTAL MARKET OB/XF VALUE | | 7,941 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 690,951 |
| SOH/AGL Deduction | | 410,453 |
| ASSESSED VALUE | | 280,498 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 230,498 |
| TOTAL JUST VALUE | | 690,951 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 669,179 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20132386 | NEW CONSTR | 283,665 | 10/10/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1921/0071 | 5/30/2014 | WD | Q | I | 02 | 455,000 |
| GRANTOR: TREVETT BUILDING SYST | | | | | | |
| GRANTEE: STEVENSON PETER B & | | | | | | |
| 1874/0114 | 7/23/2013 | WD | Q | V | 05 | 170,000 |
| GRANTOR: HIGHLAND 35 LLC | | | | | | |
| GRANTEE: TREVETT BUILDING SY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W15 FSP=[YR=2014] W22 S8 E22 N8$ S8 W22 N10 W11 S2 W12 S29 FGR=[YR=2014] S24 E23 N7 FOP=[YR=2014] E21 N6 W21 S6$ N14 W17 N3 W6$ E6 S3 E17 S8 E27 S1 E10 N41$ PTR= E15 FUS=[YR=2014] E12 N12 E14 S31 W14 N11 W12 N8$ W15$.

## 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 840.00 | SF | 7.00 | 7.00 | 100 | 2014 | 2014 | 3 | 95 | 5,586 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 90.00 | SF | 7.00 | 7.00 | 100 | 2014 | 2014 | 3 | 95 | 599 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 264.00 | SF | 7.00 | 7.00 | 100 | 2014 | 2014 | 3 | 95 | 1,756 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,941

| 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 | 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