



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

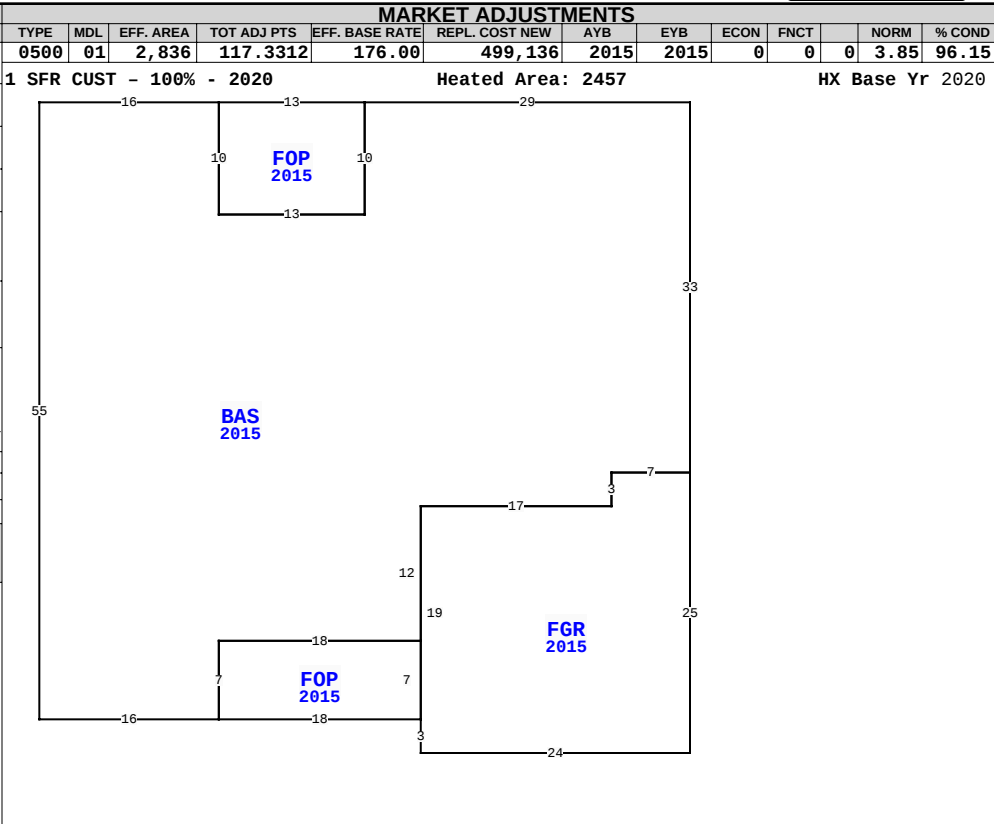
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1104.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,457	100	2,457	415,783
FGR	549	55	302	51,106
FOP	126	30	38	6,431
FOP	130	30	39	6,600

TOTALS	3,262		2,836	479,919
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	819.00	SF	7.00	
2	0855	CONC PAVER	0 100	0	0	75.00	SF	7.00	
3	0861	POOL GUNIT	0 100	0	0	312.00	SF	85.00	
4	0911	SCRN RM A	0 100	0	0	630.00	SF	17.50	
5	0855	CONC PAVER	0 100	0	0	318.00	SF	10.00	
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	
7	0855	CONC PAVER	0 100	0	0	215.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00



1614 HIGHLAND DUNES WAY, FERNANDINA BEACH

TOTAL OB/XF									
40,813									

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40,813									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		479,919	
TOTAL MARKET OB/XF VALUE		40,813	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		720,732	
SOH/AGL Deduction		232,906	
ASSESSED VALUE		487,826	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		437,826	
TOTAL JUST VALUE		720,732	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		700,539	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152391	SWIM POOL	32,000	10/14/2015
20152356	SCRNENCL	6,000	10/09/2015
20152281	CO ISSUED	0	06/19/2015
20142281	NEW CONSTR	286,974	10/24/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2309/1352	9/30/2019	WD Q	I	01	SALE PRICE
GRANTOR: MUELLER MATTHEW R & R					
GRANTEE: HELLER CHRISTOPHER					
1993/1030	7/22/2015	WD Q	I	01	419,900
GRANTOR: MAGNOLIA HOMES INC					
GRANTEE: MUELLER MATTHEW RIC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W29 FOP=[YR=2015] W13 S10 E13 N10\$ S10 W13 N10 W16 S55 E16 FOP=[YR=2015] E18 FGR=[YR=2015] S3 E24 N25 W7 S3 W17 S19\$ N7 W18 S7\$ N7 E18 N12 E17 N3 E7 N33\$.									