LOT 14
ST PATRICKS COVE PB 3/26

DIXON SEQUEL L
627 HAGAN LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0660-0014-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	02	WALL BD/WD 20
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

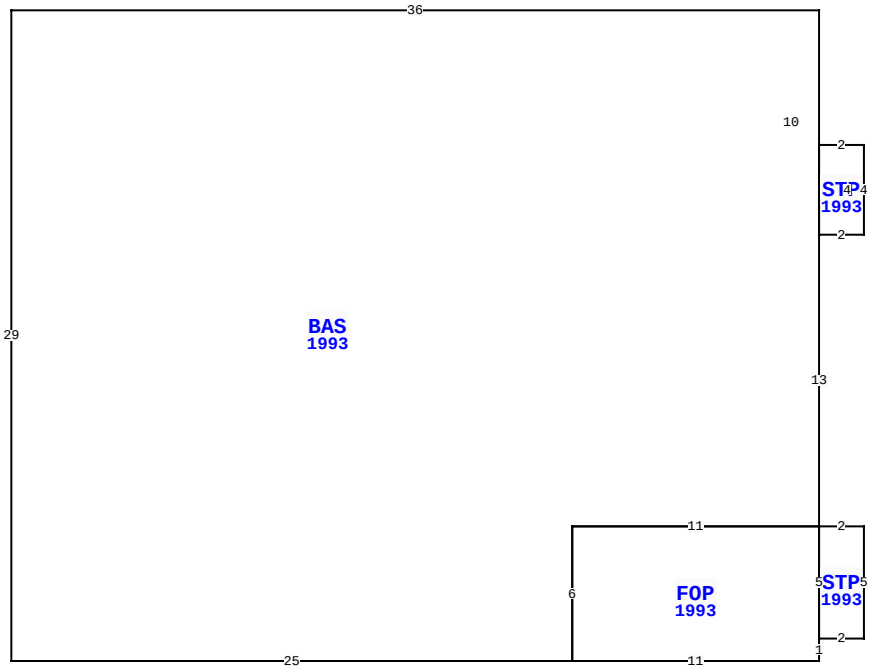
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2018.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	978	100	1993	978	91,121
FOP	66	30	1993	20	1,863
STP	8	10	1993	1	93
STP	10	10	1993	1	93
TOTALS	1,062			1,000	93,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,000	119.4480	119.45	119,450	1953	1965	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 2024 Heated Area: 978 HX Base Yr 2024



BLD DATE	02/12/2008	DJ	LGL DATE		
XF DATE			LAND DATE	04/11/2024	MLU
INC DATE			AG DATE		

627 HAGAN LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		93,171
TOTAL MARKET OB/XF VALUE		25,294
TOTAL LAND VALUE - MARKET		110,500
TOTAL MARKET VALUE		228,965
SOH/AGL Deduction		118,433
ASSESSED VALUE		110,532
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		54,810
TOTAL JUST VALUE		228,965
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313694	MTLROOF	856	10/01/2013
M14458	MECH OTHER	0	04/01/2009
3494	H/AC	3,900	08/09/1990
6871	CHNGE SRVC	0	08/08/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2683/351	12/01/2023	QC	U	I	11	100
GRANTOR: DIXON DENEAN W						
GRANTEE: DIXON SEQUEL L						
1731/1015	3/24/2011	WD	U	I	11	78,300
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: DIXON DENEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S29 E25 FOP=[YR=1993] E11 N1 STP=[YR=1993] E2 N5 W2 S5$ N5 W11 S6$ N6E11 N13 STP=[YR=1993] E2 N4 W2 S4$ N10$.

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	0511	GARAGE CB-	0	100	26	22	572.00	SF	40.00	40.00	100	1990	1990	3	57	13,042	
2	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	2007	2007	3	27	270	
3	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	2009	2009	3	35	420	
4	1076	TRELLIS A	0	100	8	9	72.00	SF	7.50	7.50	100	2013	2013	3	68	367	
5	0810	CONCRETE A	0	100	0	0	704.00	SF	6.50	6.50	100	2013	2013	3	93	4,256	
6	0810	CONCRETE A	0	100	0	0	28.00	SF	6.50	6.50	100	2013	2013	3	93	169	
7	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2013	2013	3	93	145	
8	0350	CARPORT WD	0	100	22	32	704.00	SF	13.00	13.00	100	2013	2013	3	55	5,034	
9	0681	POLE SHED	0	100	26	6	156.00	SF	15.00	15.00	100	2013	2013	3	68	1,591	

LAND DESCRIPTION

TOTAL OB/XF 25,294

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	RES	100		RSF-	2170.00	100.00	170.00	FF		1.00	1.00	0.50	1,300.00	650.00	110,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 110,500 Market: 0 Agricultural: 0 Common: 110,500 PRINTED 07/30/2025 BY SYS