LOT 2
IN OR 1990/1485
HIGHLAND DUNES PB 7/311

SILKUNAS LIVING TRUST/SILKUNAS STEVEN TRUSTEE
1607 DADE ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1375-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

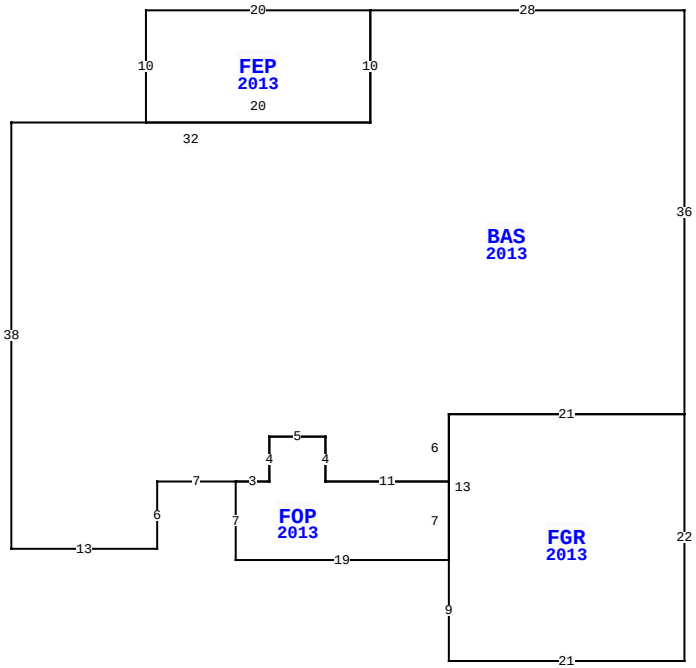
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,132	100	2013	2,132	363,237
FEP	200	80	2013	160	27,259
FGR	462	55	2013	254	43,275
FOP	153	30	2013	46	7,837
TOTALS	2,947			2,592	441,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,592	114.1056	180.29	467,312	2013	2013	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2014 Heated Area: 2132 HX Base Yr 2014



BLD DATE	08/12/2014 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

1607 DADE ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		441,610
TOTAL MARKET OB/XF VALUE		8,614
TOTAL LAND VALUE - MARKET		235,000
TOTAL MARKET VALUE		685,224
SOH/AGL Deduction		353,093
ASSESSED VALUE		332,131
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		281,409
TOTAL JUST VALUE		685,224
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		630,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132858	VINFNC	0	12/20/2013
20132137	SUNROOM	8,779	09/13/2013
20122246	NEW CONSTR	290,000	10/24/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1990/1485	7/08/2015	WD	U	I	11	100
GRANTOR: SILKUNAS STEVEN & BET						
GRANTEE: SILKUNAS LIVING TRU						
1866/0903	6/13/2013	WD	Q	I	02	305,000
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: SILKUNAS STEVEN & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W28 FEP=[YR=2013] W20 S10 E20 N10$ S10 W32 S38 E13 N6 E7 FOP=[YR=2013] S7 E19 FGR=[YR=2013] S9 E21 N22 W21 S13$ N7 W11 N4 W5 S4 W3$ E3 N4 E5 S4 E11 N6 E21 N36 $.

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	0855	CONC PAVER	0	100	0	0	480.00	SF	7.00	7.00	100	2013	2013	3	93	3,125	
2	0855	CONC PAVER	0	100	0	0	132.00	SF	7.00	7.00	100	2013	2013	3	93	859	
3	0476	VF 6 SBPL	0	100	0	0	97.00	LF	32.00	32.00	100	2014	2014	3	85	2,638	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	85	255	
5	0835	QUARY TILE	0	100	21	6	126.00	SF	10.00	10.00	100	2014	2014	3	94	1,184	
6	0855	CONC PAVER	0	100	12	7	84.00	SF	7.00	7.00	100	2014	2014	3	94	553	

LAND DESCRIPTION

TOTAL OB/XF 8,614

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	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	235,000.00	235,000.00	235,000							

REVIEW DATE 08/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 235,000 Market: 0 Agricultural: 0 Common: 235,000 PRINTED 07/30/2025 BY SYS