

LOT 3
IN OR 2210/1645
HIGHLAND DUNES PB 7/311

YEAGER LINDA J
1611 DADE STREET
FERNANDINA BEACH, FL 32031

2025

00-00-31-1375-0003-0000



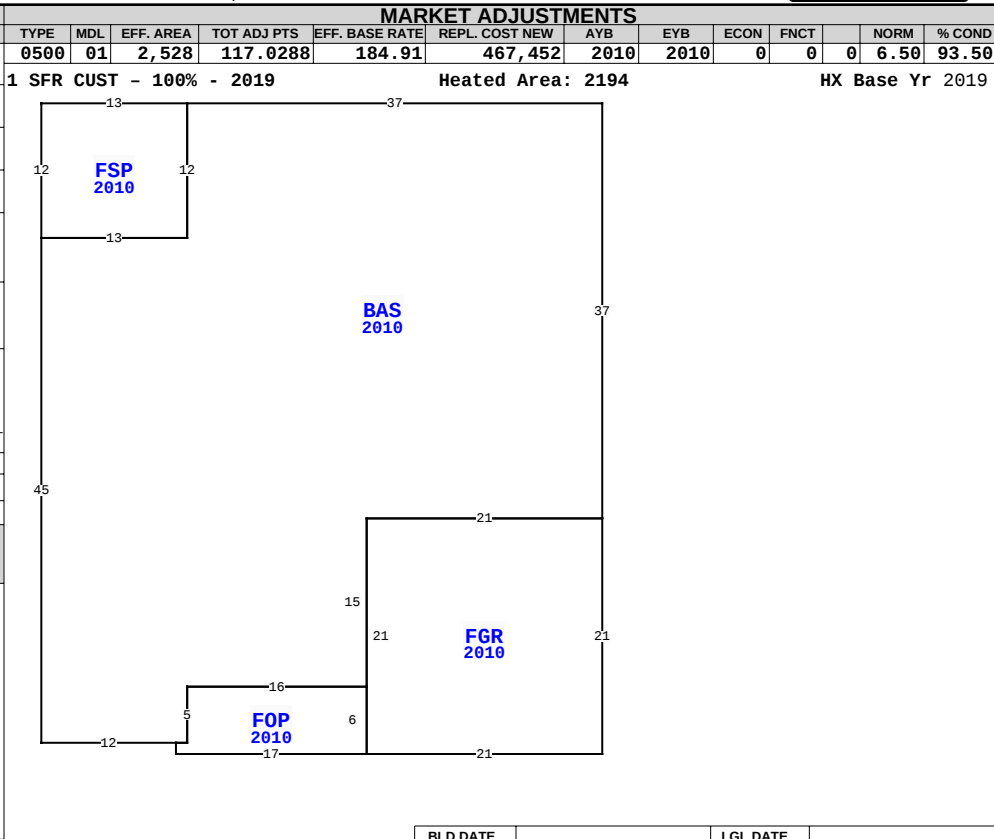
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,194	100	2010	2,194	379,323
FGR	441	55	2010	243	42,012
FOP	97	30	2010	29	5,013
FSP	156	40	2010	62	10,719
TOTALS	2,888			2,528	437,068

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	30	16	480.00	SF	7.00	
2	0855	CONC PAVER	0 100	20	4	80.00	SF	7.00	

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



1611 DADE ST, FERNANDINA BEACH	BLD DATE	LGL DATE	04/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
3,528									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					437,068				
TOTAL MARKET OB/XF VALUE					3,528				
TOTAL LAND VALUE - MARKET					235,000				
TOTAL MARKET VALUE					675,596				
SOH/AGL Deduction					283,675				
ASSESSED VALUE					391,921				
TOTAL EXEMPTION VALUE					HX HB WX SX 105,722				
BASE TAXABLE VALUE					286,199				
TOTAL JUST VALUE					675,596				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					620,707				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111278	XFOB	2,450	08/02/2011
20101169	NEW CONSTR	4,000	07/19/2010
20100896	NEW CONSTR	217,000	06/02/2010
20100895	DEMOLITION	5,000	06/02/2010
20100897	REPAIR/RRF	5,000	06/01/2010

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2210/1645	7/18/2018	WD	Q	I	01	455,000			
GRANTOR: JONES HOEL E & KAREN									
GRANTEE: YEAGER LINDA J									
1744/0070	6/15/2011	WD	Q	I	02	279,900			
GRANTOR: MAGNOLIA HOMES INC									
GRANTEE: JONES HOEL E & KARE									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2010] W37 FSP=[YR=2010] W13S12E13 N12\$ S12W13S45 E12FOP=[YR=2010] S1 E17 FGR=[YR=2010] E21N21W21S21\$ N6 W16S5W1\$ E1N5E16N15E21N37\$.									