

LOT 5
IN OR 1803/1122
HIGHLAND DUNES PB 7/311

DUNLAP THOMAS G & VIRGINIA M
P O BOX 17319
FERNANDINA BEACH, FL 32035

2025

00-00-31-1375-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	23	REINF CONC 30
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
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NEIGHBORHOOD/LOC	1104.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,136	100	2012	2,136	375,747
FGR	462	55	2012	254	44,682
FOP	172	30	2012	52	9,147
FSP	200	40	2012	80	14,073

TOTALS	2,970			2,522	443,649
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0920	CWALL-WD/M	0	100	0	0	84.00	LF	390.00
2	0855	CONC PAVER	0	100	28	4	112.00	SF	7.00
3	0855	CONC PAVER	0	100	30	16	480.00	SF	7.00
4	0476	VF 6 SBPL	0	100	0	0	192.00	LF	32.00

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

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,522	118.4400	187.14	471,967	2012	2012	0	0	6.00	94.00
1 SFR CUST - 100% - 2013											
Heated Area: 2136											
HX Base Yr 2013											

1621 DADE ST, FERNANDINA BEACH	BLD DATE	LGL DATE	04/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0920	CWALL-WD/M	0	100	0	0	84.00	LF	390.00	390.00	100	2012	2012	3	50	16,380	
2	0855	CONC PAVER	0	100	28	4	112.00	SF	7.00	7.00	100	2012	2012	3	92	721	
3	0855	CONC PAVER	0	100	30	16	480.00	SF	7.00	7.00	100	2012	2012	3	92	3,091	
4	0476	VF 6 SBPL	0	100	0	0	192.00	LF	32.00	32.00	100	2012	2012	3	81	4,977	

TOTAL OB/XF												25,169					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	235,000.00	235,000.00	235,000

Total Acres: 0.00	Total Land Value: 235,000	Market: 0	Agricultural: 0	Common: 235,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				443,649	
TOTAL MARKET OB/XF VALUE				25,169	
TOTAL LAND VALUE - MARKET				235,000	
TOTAL MARKET VALUE				703,818	
SOH/AGL Deduction				393,561	
ASSESSED VALUE				310,257	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				259,535	
TOTAL JUST VALUE				703,818	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				650,388	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111519	NEW CONSTR	0	09/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1803/1122	7/18/2012	WD	Q	I	02
GRANTOR: MAGNOLIA HOMES INC					
GRANTEE: DUNLAP THOMAS G & V					
1743/1035	6/20/2011	WD	Q	V	02
GRANTOR: HIGHLAND 35 LLC					
GRANTEE: MAGNOLIA HOMES INC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2012] W28 FSP=[YR=2012] W20S10E20 N10\$ S10W32S38E13									
FOP=[YR=2012] E26 FGR=[YR=2012] S10E21N22W21S12\$ N6W11									
N4W4S4W11S6\$ N6E11N4E4S4E11N6 E21N36\$.									