LOT 6
IN OR 1741/1114
HIGHLAND DUNES PB 7/311

TEAHAN PAGE
1623 DADE ST
FERNANDINA BEACH, FL 32034-2658

# 2025

00-00-31-1375-0006-0000

## BUILDING CHARACTERISTICS

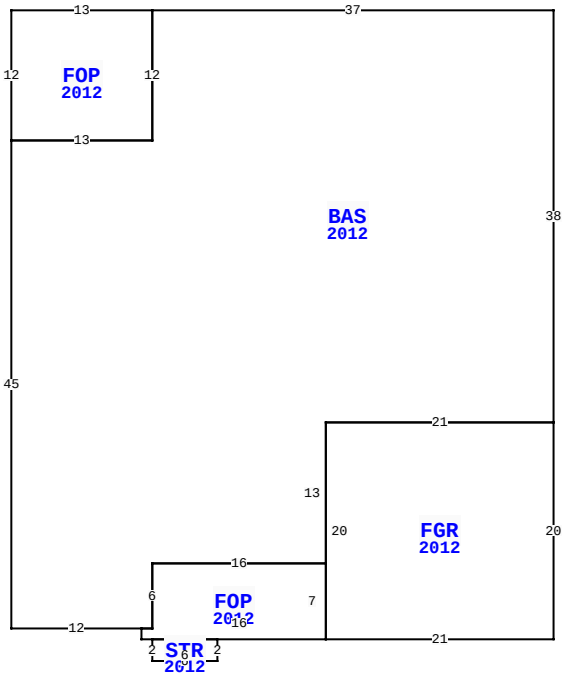
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 70 |
| Exterior Wall | 23 | REINF CONC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 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 | 2,199 | 100 | 2012 | 2,199 | 382,530 |
| FGR | 420 | 55 | 2012 | 231 | 40,184 |
| FOP | 113 | 30 | 2012 | 34 | 5,914 |
| FOP | 156 | 30 | 2012 | 47 | 8,176 |
| STR | 12 | 10 | 2012 | 1 | 174 |
| TOTALS | 2,900 | | | 2,512 | 436,979 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,512 | 117.1296 | 185.06 | 464,871 | 2012 | 2012 | 0 | 0 | 0 | 6.00 | 94.00 |

1 SFR CUST – 100% - 2014 Heated Area: 2199 HX Base Yr 2014




1623 DADE ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/09/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 436,979 |
| TOTAL MARKET OB/XF VALUE | | 18,930 |
| TOTAL LAND VALUE - MARKET | | 235,000 |
| TOTAL MARKET VALUE | | 690,909 |
| SOH/AGL Deduction | | 349,502 |
| ASSESSED VALUE | | 341,407 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 290,685 |
| TOTAL JUST VALUE | | 690,909 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 637,535 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20111516 | NEW CONSTR | 227,122 | 09/01/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1908/1274 | 3/21/2014 | FJ | U | I | 11 | 0 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: TEAHAN PAGE | | | | | | |
| 1741/1114 | 5/27/2011 | WD | Q | V | 01 | 75,000 |
| GRANTOR: HIGHLAND 35 LLC | | | | | | |
| GRANTEE: TEAHAN JANICE P | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2012] W37 FOP=[YR=2012] W13S12E13 N12$ S12W13S45E12 FOP=[YR=2012] S1E1 STR=[YR=2012] S2E6N2W6$ E16 FGR=[YR=2012] E21N20W21S20$ N7 W16S6W1$ E1N6 E16N13E21N38$.

## 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 | 0920 | CWALL-WD/M | 0 | 100 | 0 | 0 | 77.00 | LF | 390.00 | 390.00 | 100 | 2012 | 2012 | 3 | 50 | 15,015 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 32 | 4 | 128.00 | SF | 7.00 | 7.00 | 100 | 2012 | 2012 | 3 | 92 | 824 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 30 | 16 | 480.00 | SF | 7.00 | 7.00 | 100 | 2012 | 2012 | 3 | 92 | 3,091 | |

## LAND DESCRIPTION

TOTAL OB/XF 18,930

| 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 | 0003 | 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 235,000 Market: 0 Agricultural: 0 Common: 235,000 PRINTED 07/30/2025 BY SYS