

LOT 7
IN OR 2466/688
HIGHLAND DUNES PB 7/311

LIDDELL SHERMAN P JR
1627 DADE ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1375-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
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		3 100
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	2,262	100	2014	2,262	399,738
FGR	462	55	2014	254	44,887
FOP	176	30	2014	53	9,366
FSP	190	40	2014	76	13,431
TOTALS	3,090			2,645	467,422

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	495.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	30	3	90.00	SF	10.00	10.00
3	0920	CWALL-WD/M	0 100	0	0	86.00	LF	390.00	390.00

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,645	117.7344	186.02	492,023	2014	2014	0	0	0	5.00	95.00
1 SFR CUST - 100% - 2022												
Heated Area: 2262												
HX Base Yr 2022												
1627 DADE ST, FERNANDINA BEACH												

BLD DATE	08/11/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
				04/09/2025
				MLU

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
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VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					467,422				
TOTAL MARKET OB/XF VALUE					25,623				
TOTAL LAND VALUE - MARKET					235,000				
TOTAL MARKET VALUE					728,045				
SOH/AGL Deduction					192,613				
ASSESSED VALUE					535,432				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					484,710				
TOTAL JUST VALUE					728,045				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					673,446				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132773	ROOF	3,570	12/09/2013
20132747	H/AC	5,800	12/05/2013
20132264	NEW CONSTR	250,027	09/26/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2466/0688	5/27/2021	WD	Q	I	02	570,000	
GRANTOR: JOHNSTON BOBBY JOE &							
GRANTEE: LIDDELL SHERMAN P J							
1922/1756	6/06/2014	WD	Q	I	02	345,400	
GRANTOR: MAGNOLIA HOMES INC							
GRANTEE: JOHNSTON BOBBY JOE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W13 FSP=[YR=2014] W19 S10 E19 N10\$ S10 W19 N10 W28 S36 FGR=[YR=2014] S22 E21 N10 FOP=[YR=2014] E26 N6 W11 N4 W5 S4 W10 S6\$ N12 W21\$ E21 S6 E10 N4 E5 S4 E11 S6 E13 N48\$.									