LOT 11
HIGHLAND DUNES PB 7/311

BANKS KENNETH B & MARTHA G
1620 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1375-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

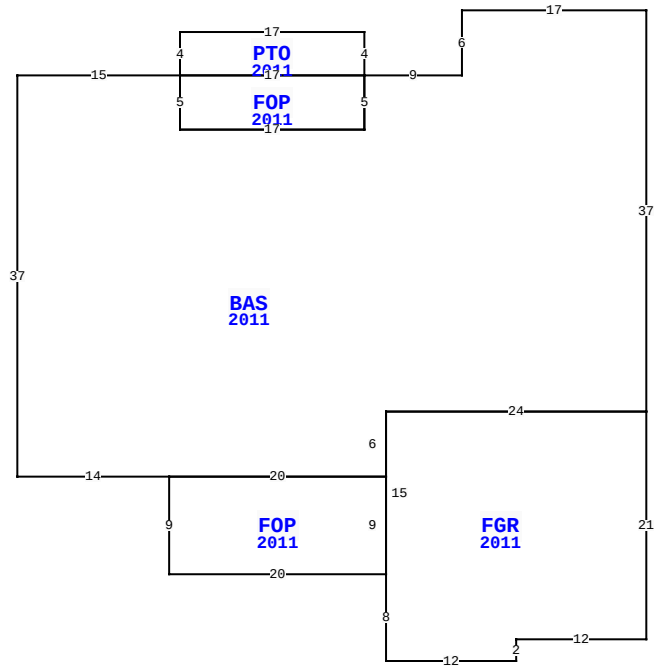
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	2,019	100	2011	2,019	372,161
FGR	528	55	2011	290	53,456
FOP	85	30	2011	26	4,792
FOP	180	30	2011	54	9,954
PTO	68	5	2011	3	553
TOTALS	2,880			2,392	440,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,392	121.5249	192.01	459,288	2011	2015	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2024 Heated Area: 2019 HX Base Yr 2024



1620 HIGHLAND DUNES WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		440,916
TOTAL MARKET OB/XF VALUE		28,764
TOTAL LAND VALUE - MARKET		235,000
TOTAL MARKET VALUE		704,680
SOH/AGL Deduction		33,966
ASSESSED VALUE		670,714
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		619,992
TOTAL JUST VALUE		704,680
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		651,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120393	SCREEN ROOM	2,660	03/06/2012
20112018	VINYL FENCE	4,000	11/09/2011
20111383	NEW CONSTR	229,971	08/16/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2407/1215	11/05/2020	WD	Q	I	01	525,000
GRANTOR: PALMER BRUCE R & STEL						
GRANTEE: BANKS KENNETH B & M						
2050/0218	5/31/2016	WD	Q	I	01	395,000
GRANTOR: SCOTT RICHARD H						
GRANTEE: PALMER BRUCE R & ST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W17S6 W9 PTO=[YR=2011] N4W17 S4 FOP=[YR=2011] S5E17N5W17$ E17$S5 W17N5W15 S37E14 FOP=[YR=2011] S9E20 FGR=[YR=2011] S8 E12N2E12N21 W24S15$ N9W20$ E20 N6E24N37$.

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	103.00	LF	390.00	390.00	100	2011	2011	3	45	18,077	
2	0855	CONC PAVER	0	100	29	4	116.00	SF	7.00	7.00	100	2011	2011	3	91	739	
3	0855	CONC PAVER	0	100	38	24	912.00	SF	7.00	7.00	100	2011	2011	3	91	5,809	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	78	234	
5	0476	VF 6 SBPL	0	100	0	0	136.00	LF	32.00	32.00	100	2011	2011	3	78	3,395	
6	0910	SCRN RM L	0	100	4	17	68.00	SF	15.00	15.00	100	2012	2012	3	50	510	

LAND DESCRIPTION

TOTAL OB/XF 28,764

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