



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 12 | HARDWOOD 70    |
| Interior Floor           | 11 | CLAY TILE 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       | 1,820            | 100         | 2015 | 1,820        | 333,488              |
| DCK       | 20               | 10          | 2015 | 2            | 367                  |
| FGR       | 460              | 55          | 2015 | 253          | 46,358               |
| FOP       | 129              | 30          | 2015 | 39           | 7,146                |
| FSP       | 144              | 40          | 2015 | 58           | 10,627               |
| TOTALS    | 2,573            |             |      | 2,172        | 397,987              |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |       |
|----------------|------------|-------------|-----|-----|---|---|--------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R |
| 1              | 0855       | CONC PAVER  | 0   | 0   | 0 | 0 | 704.00 | SF | 10.00 |
| 2              | 0855       | CONC PAVER  | 0   | 0   | 0 | 0 | 76.00  | SF | 10.00 |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 0   | 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 |
| 0500                                             | 01  | 2,172     | 120.8046    | 190.87         | 414,570        | 2015 | 2015 | 0    | 0    |
| 1 SFR CUST - 0% - 0 Heated Area: 1820 HX Base Yr |     |           |             |                |                |      |      |      |      |
|                                                  |     |           |             |                |                |      |      |      |      |
| 1608 HIGHLAND DUNES WAY, FERNANDINA BEACH        |     |           |             |                |                |      |      |      |      |
| BLD DATE: 04/09/2025 MLU                         |     |           |             |                |                |      |      |      |      |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 7,410       |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 7,410       |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |             |  |
|---------------------------|--|-------------|--|
| VALUATION SUMMARY         |  | PAGE 1 of 1 |  |
| VALUATION BY              |  | STANDARD    |  |
| Tax Group: 2              |  | Tax Dist:   |  |
| BUILDING MARKET VALUE     |  | 397,987     |  |
| TOTAL MARKET OB/XF VALUE  |  | 7,410       |  |
| TOTAL LAND VALUE - MARKET |  | 235,000     |  |
| TOTAL MARKET VALUE        |  | 640,397     |  |
| SOH/AGL Deduction         |  | 95,108      |  |
| ASSESSED VALUE            |  | 545,289     |  |
| TOTAL EXEMPTION VALUE     |  | 0           |  |
| BASE TAXABLE VALUE        |  | 545,289     |  |
| TOTAL JUST VALUE          |  | 640,397     |  |
| NCON VALUE                |  | 0           |  |
| INCOME VALUE              |  | 0           |  |
| PREVIOUS YEAR MKT VALUE   |  | 587,222     |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20141627   | CO ISSUED   | 0       | 01/29/2015 |
| 20142264   | H/AC        | 3,000   | 10/21/2014 |
| 20141627   | NEW CONSTR  | 203,154 | 07/24/2014 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2346/1877                      | 3/12/2020 | WD        | Q   | I   | 01     |
| GRANTOR: WELBORN GLENDA P      |           |           |     |     |        |
| GRANTEE: NADEAU ROGER W        |           |           |     |     |        |
| 2190/0472                      | 4/13/2018 | WD        | Q   | I   | 02     |
| GRANTOR: MINETT WALTER & FLORE |           |           |     |     |        |
| GRANTEE: WELBORN GLENDA P      |           |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2015] W21 FSP=[YR=2015] N8 W18 S3 DCK=[YR=2015] W4 S5 E4 N5\$ S5 E18\$ W29 S44 E12 FOP=[YR=2015] S7 E19 N3 FGR=[YR=2015] E19 N23 W20 S23 E1\$ W1 N4 W18\$ E18 N19 E20 N25\$. |  |  |  |  |  |  |  |  |  |