

LOT 14
IN OR 1899/93
DRAINAGE AGREEMENT OR 1844/719

HERRON J CHRISTOPHER TRUST/HERRON MICHELE A TRUSTE
1604 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1375-0014-0000



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 Floop	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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

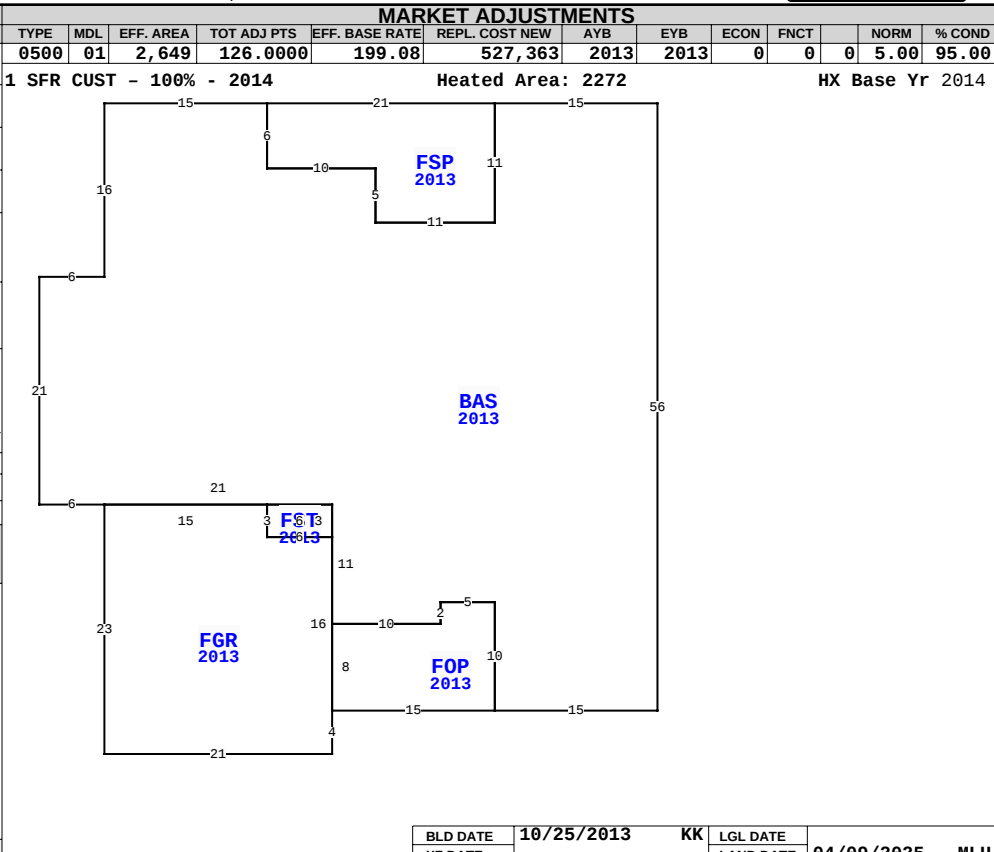
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1104.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,272	100	2013	2,272	429,695
FGR	465	55	2013	256	48,416
FOP	130	30	2013	39	7,376
FSP	181	40	2013	72	13,617
FST	18	55	2013	10	1,891
TOTALS	3,066			2,649	500,995

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	51	18	918.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	19	4	76.00	SF	10.00	10.00
3	0855	CONC PAVER	0 100	0	0	142.00	SF	10.00	10.00
4	0476	VF 6 SBPL	0 100	0	0	255.00	LF	32.00	32.00
5	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00
6	0462	ST/AL FNC	0 100	45	4	180.00	SF	10.00	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	100	0003	R-1	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA



BLD DATE	10/25/2013	KK	LGL DATE	
XF DATE			LAND DATE	04/09/2025
INC DATE			AG DATE	MLU
1604 HIGHLAND DUNES WAY, FERNANDINA BEACH				

TOTAL OB/XF									
18,811									
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

Total Acres: 0.00 Total Land Value: 235,000 Market: 0 Agricultural: 0 Common: 235,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			500,995
TOTAL MARKET OB/XF VALUE			18,811
TOTAL LAND VALUE - MARKET			235,000
TOTAL MARKET VALUE			754,806
SOH/AGL Deduction			373,264
ASSESSED VALUE			381,542
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			325,820
TOTAL JUST VALUE			754,806
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			697,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131245	H/AC	6,052	06/04/2013
20131080	NEW CONSTR	8,400	05/14/2013
20131002	NEW CONSTR	3,000	05/07/2013
20130899	NEW CONSTR	237,178	04/24/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1899/0093	12/31/2013	WD U	I	11	
GRANTOR: HERRON MICHELE A TRUS					
GRANTEE: HERRON MICHELE A TR					
1846/1977	3/19/2013	WD Q	V	02	85,000
GRANTOR: HIGHLAND 35 LLC					
GRANTEE: HERRON CHRISTOPHER					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013] W15 FSP=[YR=2013] W21 S6 E10 S5 E11 N11\$ S11 W11 N5 W10 N6 W15 S16 W6 S21 E6 FGR=[YR=2013] S23 E21 N4 FOP=[YR=2013] E15 N10 W5 S2 W10 S8\$ N16 FST=[YR=2013] N3 W6 S3 E6\$ W6 N3 W15\$ E21 S11 E10 N2 E5 S10 E15 N56\$.									

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