LOT 16
HIGHLAND DUNES PB 7/311

HENRY SCOTT ROBERT & MICHELLE MARIE
1600 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1375-0016-0000

BUILDING CHARACTERISTICS

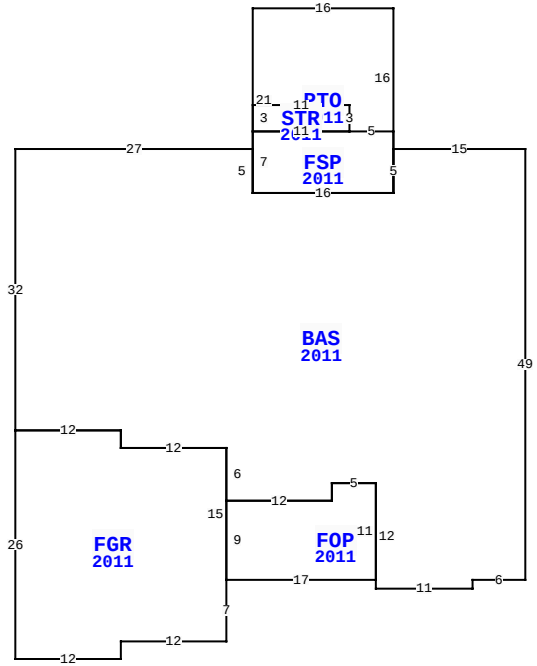
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,226	100	2011	2,226	392,563
FGR	576	55	2011	317	55,904
FOP	163	30	2011	49	8,641
FSP	112	40	2011	45	7,935
PTO	336	5	2011	17	2,998
STR	33	10	2011	3	529
TOTALS	3,446			2,657	468,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,657	118.7424	187.61	498,480	2011	2011	0	0	0	6.00	94.00

1 SFR CUST – 100% - 2021 Heated Area: 2226 HX Base Yr 2021



1600 HIGHLAND DUNES WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		468,571
TOTAL MARKET OB/XF VALUE		12,254
TOTAL LAND VALUE - MARKET		235,000
TOTAL MARKET VALUE		715,825
SOH/AGL Deduction		255,141
ASSESSED VALUE		460,684
TOTAL EXEMPTION VALUE	HX HB DV	60,722
BASE TAXABLE VALUE		399,962
TOTAL JUST VALUE		715,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		660,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110436	NEW CONSTR	226,626	03/23/2011
20110436	NEW CONSTR	0	03/23/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2327/1599	12/23/2019	WD	Q	I	02	465,500
GRANTOR: MACKLE DOUGLAS F & JO						
GRANTEE: HENRY SCOTT ROBERT						
2150/1890	7/25/2017	QC	U	I	11	100
GRANTOR: MACKLE DOUGLAS F & JO						
GRANTEE: MACKLE DOUGLAS F SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W15 PTO=[YR=2011] N16W16S21 E16 N5$
FSP=[YR=2011] N2W5 STR=[YR=2011] N3W11S3E11$ W11S7E16N5$
S5W16 N5W27S32 FGR=[YR=2011] S26E12N2E12 N7 FOP=[YR=2011]
E17N11W5S2W12S9$ N15W12N2W12$ E12 S2E12 S6E12N2 E5S12E11N1E6
N49$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	94	3,290	
3	0855	CONC PAVER	0	100	39	23	897.00	SF	10.00	10.00	100	2011	2011	3	91	8,163	
4	0855	CONC PAVER	0	100	22	4	88.00	SF	10.00	10.00	100	2011	2011	3	91	801	

LAND DESCRIPTION

TOTAL OB/XF 12,254

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 01/14/2022 BY TWA Total Acres: 0.00 Total Land Value: 235,000 Market: 0 Agricultural: 0 Common: 235,000 PRINTED 07/30/2025 BY SYS