



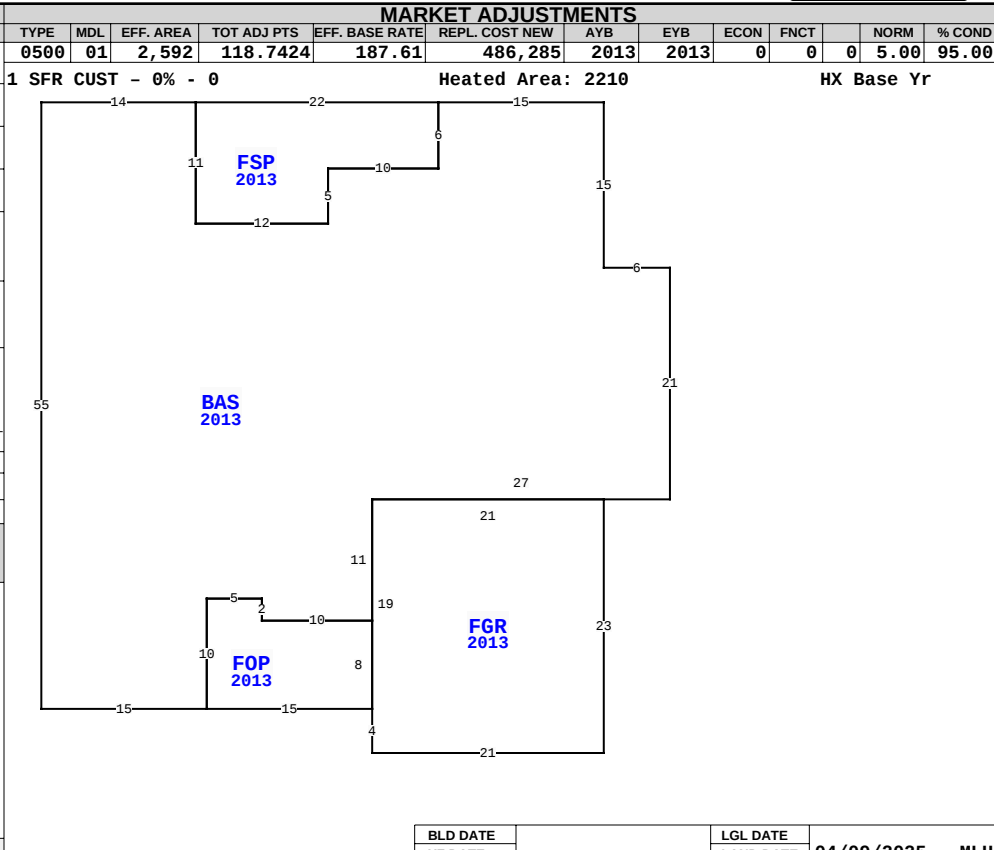
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	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	2,210	100	2013	2,210	393,887
FGR	483	55	2013	266	47,409
FOP	130	30	2013	39	6,951
FSP	192	40	2013	77	13,724
TOTALS	3,015			2,592	461,971

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	0	0	1,134.00	SF	7.00	7.00
2	0920	CWALL-WD/M	0	0	0	146.00	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	0	0003	R-1	0.00	0.00	1.00



1605 HIGHLAND DUNES WAY, FERNANDINA BEACH, FL 32034									
BLD DATE: 04/09/2025 MLU									

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		461,971	
TOTAL MARKET OB/XF VALUE		38,699	
TOTAL LAND VALUE - MARKET		235,000	
TOTAL MARKET VALUE		735,670	
SOH/AGL Deduction		126,523	
ASSESSED VALUE		609,147	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		609,147	
TOTAL JUST VALUE		735,670	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		682,512	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122414	NEW CONSTR	228,790	12/03/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2323/1266	12/09/2019	WD	Q	I	02	455,000
GRANTOR: HART GORDON L JR REVO						
GRANTEE: RACHELS MATTHEW M &						
1885/0594	10/17/2013	QC	U	I	11	100
GRANTOR: HART GORDON L JR & RO						
GRANTEE: HART GORDON L JR &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013] W6 N15 W15 FSP=[YR=2013] W22 S11 E12 N5 E10 N6\$ S6 W10 S5 W12 N11 W14 S55 E15 FOP=[YR=2013] E15 FGR=[YR=2013] S4 E21 N23 W21 S19 \$ N8 W10 N2 W5 S10\$ N10 E5 S2 E10 N11 E27 N21\$.									