



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 60
Interior Floo	14	CARPET 40
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	2,385	100	2014	2,385	417,156
FGR	468	55	2014	257	44,952
FOP	113	30	2014	34	5,947
FOP	181	30	2014	54	9,445
PTO	252	5	2014	13	2,274
TOTALS	3,399			2,743	479,773

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	0	0	684.00	SF	7.00	7.00
2	0855	CONC PAVER	0 100	0	0	69.00	SF	7.00	7.00
3	0855	CONC PAVER	0 100	0	0	72.00	SF	7.00	7.00
4	0476	VF 6 SBPL	0 100	0	0	246.00	LF	32.00	32.00
5	0920	CWALL-WD/M	0 100	0	0	122.00	LF	390.00	390.00
6	0920	CWALL-WD/M	0 100	0	0	62.00	LF	390.00	390.00
7	0911	SCRN RM A	0 100	21	12	288.00	SF	17.50	17.50

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,743	115.9200	183.15	502,380	2014	2014	0	0	4.50	95.50
1 SFR CUST - 100% - 2017 Heated Area: 2385 HX Base Yr 2017											
1607 HIGHLAND DUNES WAY, FERNANDINA BEACH, FL 32034											
BLD DATE: 04/09/2025 MLU											

TOTAL OB/XF											
58,200											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		479,773	
TOTAL MARKET OB/XF VALUE		58,200	
TOTAL LAND VALUE - MARKET		235,000	
TOTAL MARKET VALUE		772,973	
SOH/AGL Deduction		369,700	
ASSESSED VALUE		403,273	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		352,551	
TOTAL JUST VALUE		772,973	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		720,131	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140073	SCRPT0	2,489	01/13/2014
20131877	NEW CONSTR	249,710	08/09/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2427/1287	1/19/2021	WD	U	I	11	100	
GRANTOR: LAMM KYLE D & MEGHAN							
GRANTEE: LAMM FAMILY TRUST							
1814/1652	9/13/2012	WD	Q	V	01	87,300	
GRANTOR: HIGHLAND 35 LLC							
GRANTEE: LAMM KYLE D & MEGHA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W21 PTO=[YR=2014] N12 W21 S12 FOP=[YR=2014] S11 E11 N5 E10 N6 W21\$ E21 \$ S6 W10 S5 W11 N11 W15 S56 E15 N1 FOP=[YR=2014] E15 FGR=[YR=2014] S5 E21 N23 W16 S3 W5 S15\$ N7 W11 N2 W4 S9\$ N9 E4 S2 E11 N8 E5 N3 E22 N37\$.									