LOT 21
IN OR 2135/892
HIGHLAND DUNES PB 7/311

KERESTES RACHEL M/SCHWARZ ERICH C
1609 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1375-0021-0000

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	15	HARDTILE 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

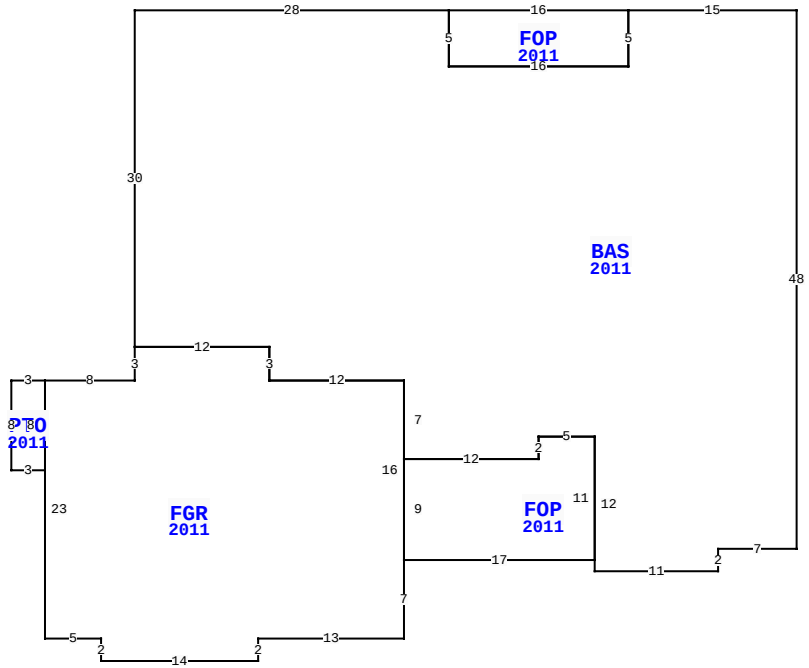
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1104.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100	2011	2,232	400,314
FGR	800	55	2011	440	78,915
FOP	80	30	2011	24	4,304
FOP	163	30	2011	49	8,788
PTO	24	5	2011	1	180
TOTALS	3,299			2,746	492,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,746	120.7584	190.80	523,937	2011	2011	0	0	0	6.00	94.00

1 SFR CUST – 100% - 2024 Heated Area: 2232 HX Base Yr



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

1609 HIGHLAND DUNES WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		492,501
TOTAL MARKET OB/XF VALUE		50,825
TOTAL LAND VALUE - MARKET		235,000
TOTAL MARKET VALUE		778,326
SOH/AGL Deduction		33,308
ASSESSED VALUE		745,018
TOTAL EXEMPTION VALUE	13	745,018
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		778,326
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		724,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111360	GAS	0	08/12/2011
20110291	XFOB	5,300	03/02/2011
20102131	SWIM POOL	24,000	12/14/2010
20102097	ELEC OTHER	800	12/07/2010
20102030	NEW CONSTR	169,228	11/29/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2135/0892	7/24/2017	WD	Q	I	01	442,000
GRANTOR: MCABEE GEORGE R & LIS						
GRANTEE: SCHWARZ ERICH C & R						
1710/0942	11/12/2010	WD	U	V	11	85,000
GRANTOR: HIGHLAND 35 LLC						
GRANTEE: MCABEE GEORGE R & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W15 FOP=[YR=2011] W16 S5E16 N5$ S5W16N5W28 S30 FGR=[YR=2011] S3 W8 PTO=[YR=2011] W3S8E3N8$ S23E5 S2 E14N2E13 N7 FOP=[YR=2011] E17 N11W5 S2 W12 S9$ N16W12N3W12$ E12 S3 E12S7 E12N2E5S12 E11N2E7 N48$.

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	0920	CWALL-WD/M	0	100	0	0	68.00	LF	390.00	390.00	100	2011	2011	3	45	11,934	
2	0855	CONC PAVER	0	100	50	28	1,400.00	SF	10.00	10.00	100	2011	2011	3	91	12,740	
3	0855	CONC PAVER	0	100	24	4	96.00	SF	10.00	10.00	100	2011	2011	3	91	874	
4	0845	KOOL DECK	0	100	0	0	312.00	SF	13.27	13.27	100	2011	2011	3	91	3,767	
5	0861	POOL GUNIT	0	100	28	12	336.00	SF	85.00	85.00	100	2011	2011	3	60	17,136	
6	0910	SCRN RM L	0	100	18	36	648.00	SF	15.00	15.00	100	2011	2011	3	45	4,374	

LAND DESCRIPTION

TOTAL OB/XF 50,825

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