LOT 24
HIGHLAND DUNES PB 7/311

HARRIS CHARLES L & LORALIE M
1615 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1375-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

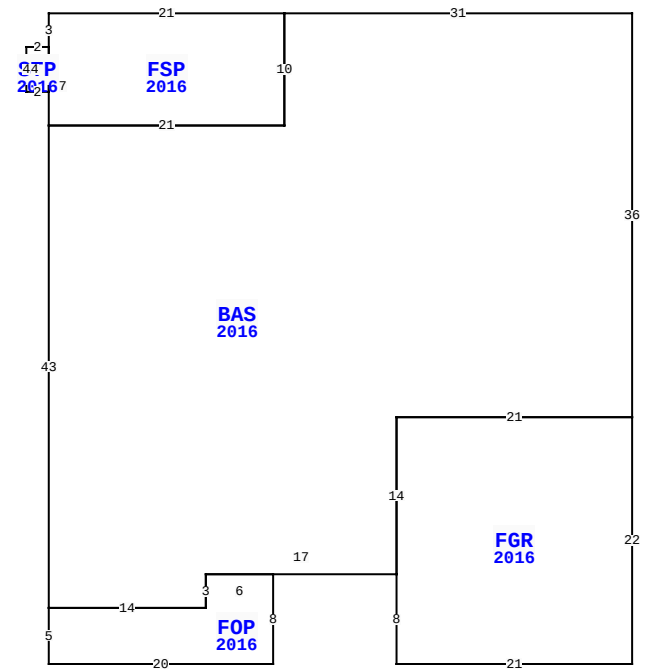
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 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	2,138	100	2016	2,138	374,291
FGR	462	55	2016	254	44,466
FOP	118	30	2016	35	6,128
FSP	210	40	2016	84	14,705
STP	8	10	2016	1	175
TOTALS	2,936			2,512	439,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,512	115.4160	182.36	458,088	2016	2016	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2025 Heated Area: 2138 HX Base Yr 2025



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

1615 HIGHLAND DUNES WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		439,764
TOTAL MARKET OB/XF VALUE		6,878
TOTAL LAND VALUE - MARKET		235,000
TOTAL MARKET VALUE		681,642
SOH/AGL Deduction		0
ASSESSED VALUE		681,642
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		630,920
TOTAL JUST VALUE		681,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		626,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152214	CO ISSUED	0	07/12/2016
20152214	NEW CONSTR	350,000	09/03/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/772	5/21/2024	WD	Q	I	01	837,000
GRANTOR: DALLMAN JEFFRY P & LA						
GRANTEE: HARRIS CHARLES L &						
2229/0991	10/10/2018	WD	Q	I	01	432,000
GRANTOR: STEPHENS MARVIN C JR						
GRANTEE: DALLMAN JEFFREY P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W31 FSP=[YR=2016] W21 S3 STP=[YR=2016] W2 S4 E2 N4$ S7 E21 N10$ S10 W21 S43 FOP=[YR=2016] S5 E20 N8 W6 S3 W14$ E14 N3 E17 FGR=[YR=2016] S8 E21 N22 W21 S14$ N14 E21 N36$.

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	0855	CONC PAVER	0	100	0	0	664.00	SF	10.00	10.00	100	2016	2016	3	95	6,308	
2	0855	CONC PAVER	0	100	0	0	60.00	SF	10.00	10.00	100	2016	2016	3	95	570	

LAND DESCRIPTION

TOTAL OB/XF 6,878

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