LOT 25
HIGHLAND DUNES PB 7/311

COYLE LYNNE A
1617 HIGHLANDS DUNES WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1375-0025-0000

NASSAU COUNTY PROPERTY

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 100
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

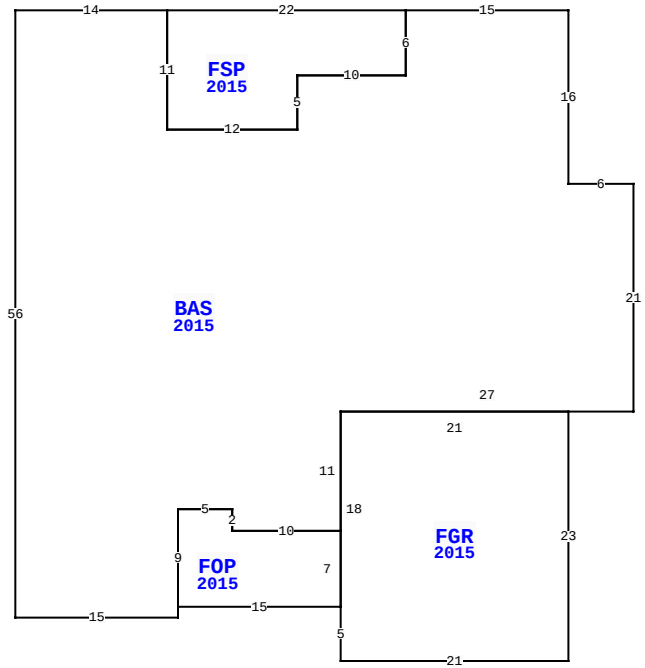
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1104.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,261	100	2015	2,261	404,462
FGR	483	55	2015	266	47,583
FOP	115	30	2015	34	6,083
FSP	192	40	2015	77	13,774
TOTALS	3,051			2,638	471,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,638	117.9360	186.34	491,565	2015	2015	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2024 Heated Area: 2261 HX Base Yr 2024



1617 HIGHLAND DUNES WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		471,902
TOTAL MARKET OB/XF VALUE		9,197
TOTAL LAND VALUE - MARKET		235,000
TOTAL MARKET VALUE		716,099
SOH/AGL Deduction		280,697
ASSESSED VALUE		435,402
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		379,680
TOTAL JUST VALUE		716,099
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		659,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142507	CO ISSUED	0	05/29/2015
20142507	NEW CONSTR	249,335	11/25/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2648/72	6/15/2023	WD	Q	I	01	825,000
GRANTOR: SHEARER MAUREEN & DAV						
GRANTEE: COYLE LYNNE A						
2362/0657	5/15/2020	WD	Q	I	02	475,000
GRANTOR: SCHULTE DAVID M & LAU						
GRANTEE: SHEARER MAUREEN & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W15 FSP=[YR=2015] W22 S11 E12 N5 E10 N6$ S6 W10 S5 W12 N11 W14 S56 E15 N1 FOP=[YR=2015] E15 FGR=[YR=2015] S5 E21 N23 W21 S18$ N7 W10 N2 W5 S9$ N9 E5 S2 E10 N11 E27 N21 W6 N16$.

EXTRA FEATURES

L N	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	816.00	SF	10.00	10.00	100	2015	2015	3	95	7,752	
2	0855	CONC PAVER	0	100	0	0	127.00	SF	10.00	10.00	100	2015	2015	3	95	1,207	
3	0855	CONC PAVER	0	100	5	5	25.00	SF	10.00	10.00	100	2015	2015	3	95	238	

LAND DESCRIPTION

TOTAL OB/XF 9,197

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 07/10/2020 BY DJA Total Acres: 0.00 Total Land Value: 235,000 Market: 0 Agricultural: 0 Common: 235,000 PRINTED 07/30/2025 BY SYS