LOT 33
IN OR 1921/71
HIGHLAND DUNES PB 7/311

STEVENSON PETER B & CAROL B
1627 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1375-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

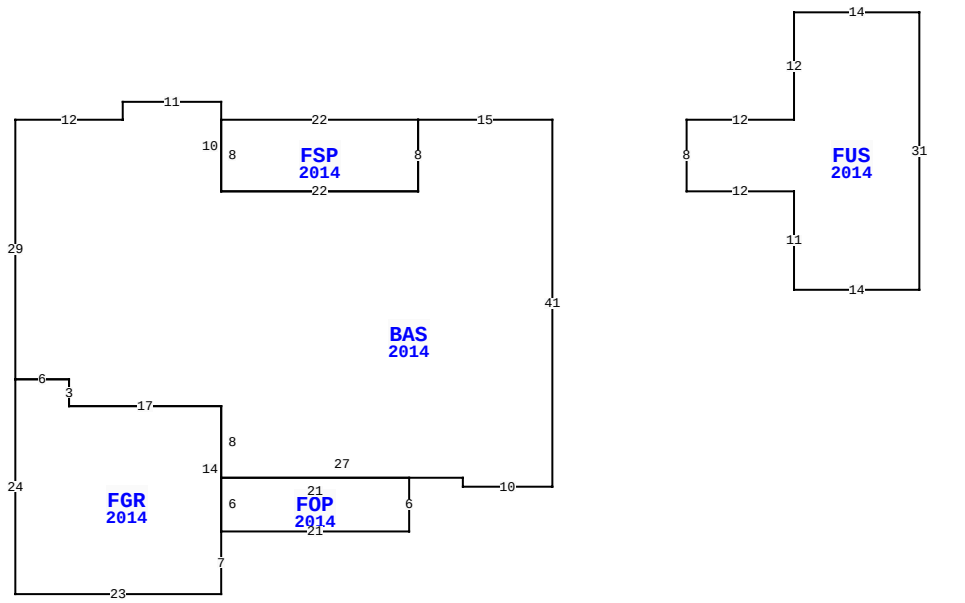
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,054	100	2014	2,054	350,258
FGR	501	55	2014	276	47,065
FOP	126	30	2014	38	6,480
FSP	176	40	2014	70	11,937
FUS	530	100	2014	530	90,378
TOTALS	3,387			2,968	506,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,968	113.0115	178.56	529,966	2014	2014	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2015 Heated Area: 2584 HX Base Yr 2015



1627 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		506,118
TOTAL MARKET OB/XF VALUE		7,856
TOTAL LAND VALUE - MARKET		235,000
TOTAL MARKET VALUE		748,974
SOH/AGL Deduction		460,342
ASSESSED VALUE		288,632
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		237,910
TOTAL JUST VALUE		748,974
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		690,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132386	NEW CONSTR	283,665	10/10/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1921/0071	5/30/2014	WD	Q	I	02	455,000
GRANTOR: TREVETT BUILDING SYST						
GRANTEE: STEVENSON PETER B &						
1874/0114	7/23/2013	WD	Q	V	05	170,000
GRANTOR: HIGHLAND 35 LLC						
GRANTEE: TREVETT BUILDING SY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W15 FSP=[YR=2014] W22 S8 E22 N8$ S8 W22 N10 W11 S2 W12 S29 FGR=[YR=2014] S24 E23 N7 FOP=[YR=2014] E21 N6 W21 S6$ N14 W17 N3 W6$ E6 S3 E17 S8 E27 S1 E10 N41$ PTR= E15 FUS=[YR=2014] E12 N12 E14 S31 W14 N11 W12 N8$ W15$.

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	840.00	SF	7.00	7.00	100	2014	2014	3	94	5,527	
2	0855	CONC PAVER	0	100	0	0	90.00	SF	7.00	7.00	100	2014	2014	3	94	592	
3	0855	CONC PAVER	0	100	0	0	264.00	SF	7.00	7.00	100	2014	2014	3	94	1,737	

LAND DESCRIPTION

TOTAL OB/XF 7,856

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 235,000 Market: 0 Agricultural: 0 Common: 235,000 PRINTED 07/30/2025 BY SYS