LOT 36
HIGHLAND DUNES PB 7/311

JANNEY JEREMY R & BRIDGET T
1621 HIGHLANDS DUNES WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1375-0036-0000

BUILDING CHARACTERISTICS

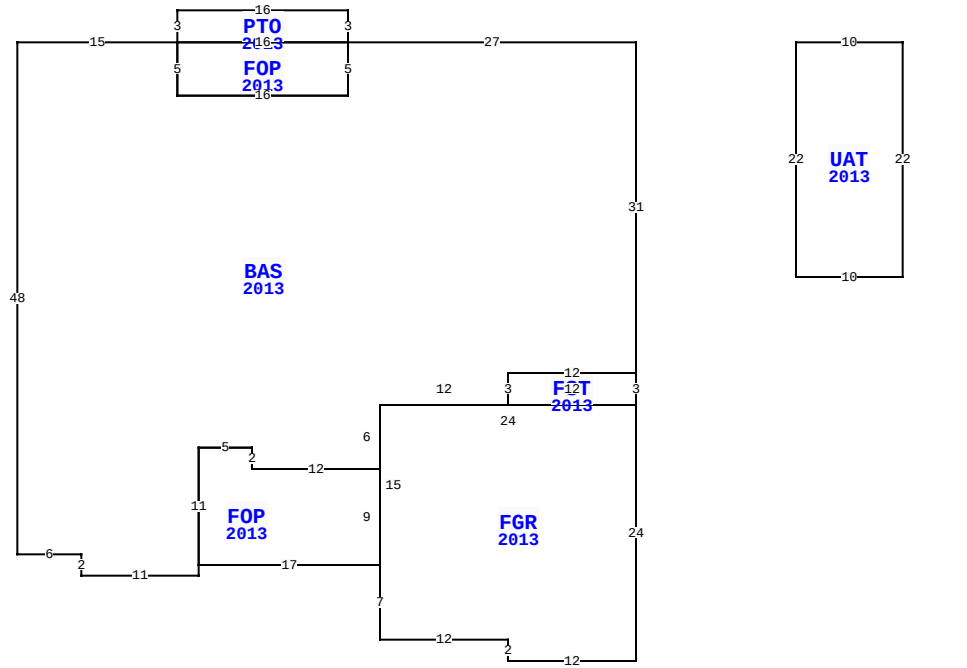
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,208	100	2013	2,208	400,222
FGR	552	55	2013	304	55,103
FOP	80	30	2013	24	4,350
FOP	163	30	2013	49	8,882
FST	36	55	2013	20	3,625
PTO	48	5	2013	2	363
UAT	220	10	2013	22	3,988
TOTALS	3,307			2,629	476,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,629	120.7584	190.80	501,613	2013	2013	0	0	0	5.00	95.00

1 SFR CUST – 100% - 2025 Heated Area: 2208 HX Base Yr 2025



1621 HIGHLAND DUNES WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		476,532
TOTAL MARKET OB/XF VALUE		41,967
TOTAL LAND VALUE - MARKET		235,000
TOTAL MARKET VALUE		753,499
SOH/AGL Deduction		0
ASSESSED VALUE		753,499
TOTAL EXEMPTION VALUE	HX HB AM	231,711
BASE TAXABLE VALUE		521,788
TOTAL JUST VALUE		753,499
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		699,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0		10,500	01/12/2024
20121730	NEW CONSTR	231,118	08/22/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2725/1986	7/15/2024	WD	Q	I	01	880,000
GRANTOR: HEGGENSTALLER BARBARA						
GRANTEE: JANNEY JEREMY R & B						
2114/0026	4/13/2017	QC	U	I	11	100
GRANTOR: HEGGENSTALLER BRUCE &						
GRANTEE: HEGGENSTALLER ANDRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W27 PTO=[YR=2013] N3 W16 S3 FOP=[YR=2013] S5 E16 N5 W16$ E16 $ S5 W16 N5 W15 S48 E6 S2 E11 N1 FOP=[YR=2013] E17 FGR=[YR=2013] S7 E12 S2 E12 N24 FST=[YR=2013] N3 W12 S3 E12$ W24 S15$ N9 W12 N2 W5 S11$ N11 E5 S2 E12 N6 E12 N3 E12 N31$ PTR=E15 UAT=[YR=2013] E10 S22 W10 N22$ 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	920.00	SF	10.00	10.00	100	2013	2013	3	93	8,556	
2	0855	CONC PAVER	0	100	0	0	100.00	SF	10.00	10.00	100	2013	2013	3	93	930	
3	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50	6.50	100	2013	2013	3	93	91	
4	0920	CWALL-WD/M	0	100	0	0	151.00	LF	390.00	390.00	100	2013	2013	3	55	32,390	

LAND DESCRIPTION

TOTAL OB/XF 41,967

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