



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	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.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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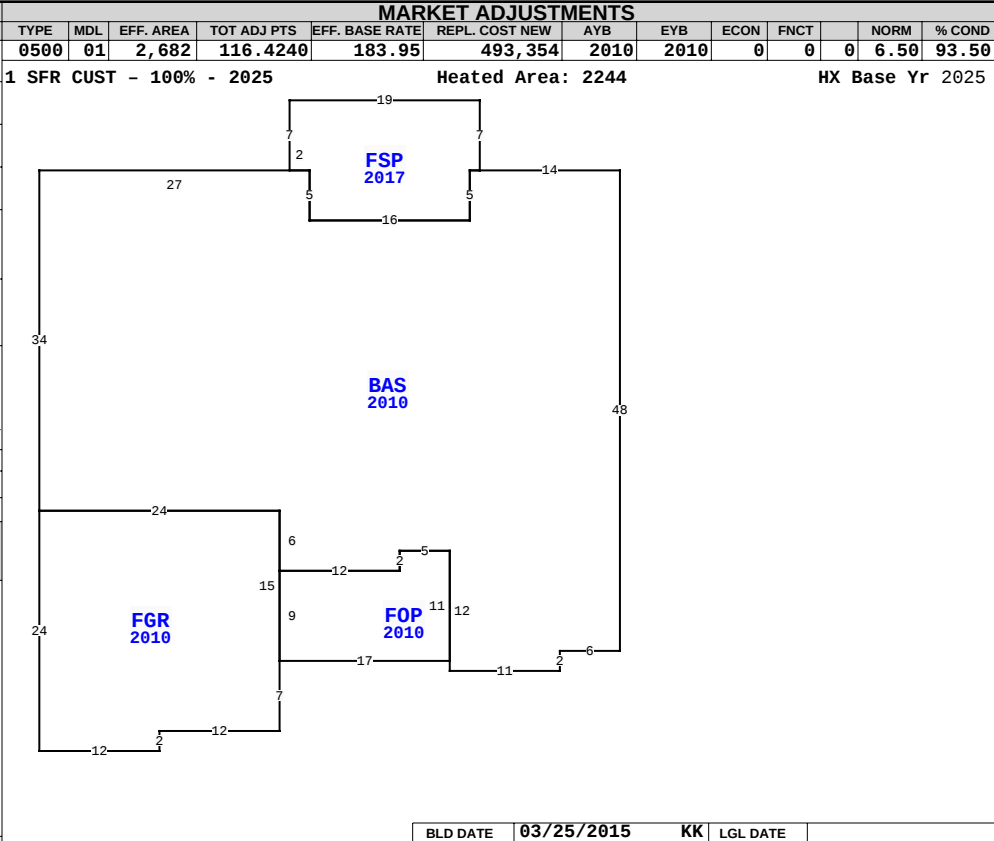
NEIGHBORHOOD/LOC	1104.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,244	100	2010	2,244	385,953
FGR	552	55	2010	304	52,286
FOP	163	30	2010	49	8,428
FSP	213	40	2017	85	14,620
TOTALS	3,172			2,682	461,286

EXTRA FEATURES		
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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	39	24	936.00	SF	7.00	7.00	100	2010	2010	3	90	5,897	
2	0855	CONC PAVER	0	100	26	4	104.00	SF	7.00	7.00	100	2010	2010	3	90	655	
3	0855	CONC PAVER	0	100	0	0	966.00	SF	7.00	7.00	100	2017	2017	3	96	6,492	
4	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2017	2017	3	90	3,456	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	000



1610 HIGHLAND DUNES WAY, FERNANDINA BEACH, FL 32034	BLD DATE 03/25/2015	KK	LGL DATE 04/09/2025	MLU
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TOTAL OB/XF			16,770
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				461,286	
TOTAL MARKET OB/XF VALUE				16,770	
TOTAL LAND VALUE - MARKET				235,000	
TOTAL MARKET VALUE				713,056	
SOH/AGL Deduction				0	
ASSESSED VALUE				713,056	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				662,334	
TOTAL JUST VALUE				713,056	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				657,273	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171518	SCRNENCL	6,500	05/18/2017
20101341	NEW CONSTR	169,000	08/12/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2589/0318	9/07/2022	WD	Q	I	02	800,000
GRANTOR: WALLER WILLIAM C IV &						
GRANTEE: DECOSTE WENDY R & D						
2164/1867	12/15/2017	WD	Q	I	01	445,000
GRANTOR: KUHN MATTHEW EDWARD L						
GRANTEE: WALLER WILLIAM C IV						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2010] W14 FSP=[YR=2017] N7 W19 S7 E2 S5 E16 N5 E1\$ W1 S5 W16 N5 W27 S34 FGR=[YR=2010] S24E12N2E12 N7 FOP=[YR=2010] E17N11W5S2W12S9\$ N15 W24\$ E24S6E12N2E5S12E11N2E6N48 \$.		