LOT 39
HIGHLAND DUNES PB 7/311

HELLER CHRISTOPHER P & VICKI L
1614 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1375-0039-0000

BUILDING CHARACTERISTICS

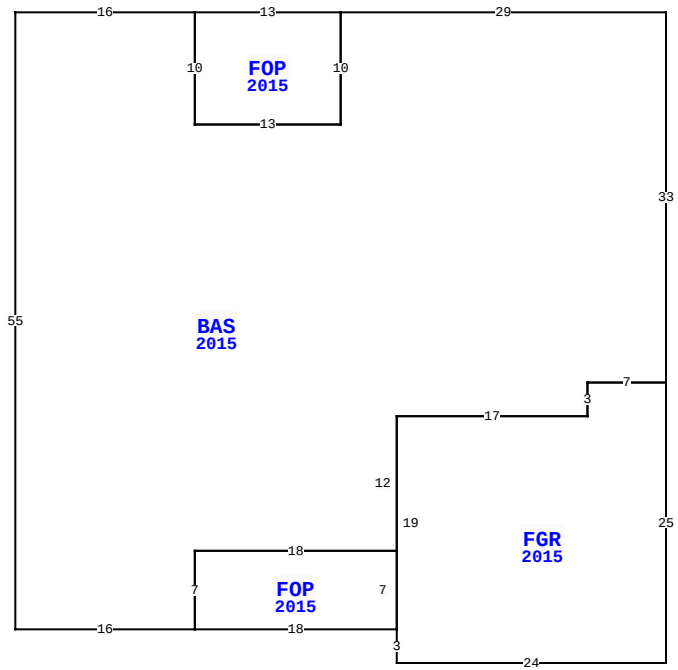
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,457	100	2015	2,457	435,666
FGR	549	55	2015	302	53,550
FOP	126	30	2015	38	6,738
FOP	130	30	2015	39	6,915
TOTALS	3,262			2,836	502,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,836	117.3312	185.38	525,738	2015	2015	0	0	0	4.35	95.65

1 SFR CUST – 100% - 2020 Heated Area: 2457 HX Base Yr 2020



1614 HIGHLAND DUNES WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		502,868
TOTAL MARKET OB/XF VALUE		39,365
TOTAL LAND VALUE - MARKET		235,000
TOTAL MARKET VALUE		777,233
SOH/AGL Deduction		275,260
ASSESSED VALUE		501,973
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		451,251
TOTAL JUST VALUE		777,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		720,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152391	SWIM POOL	32,000	10/14/2015
20152356	SCRNENCL	6,000	10/09/2015
20152281	CO ISSUED	0	06/19/2015
20142281	NEW CONSTR	286,974	10/24/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2309/1352	9/30/2019	WD	Q	I	01	545,000
GRANTOR: MUELLER MATTHEW R & R						
GRANTEE: HELLER CHRISTOPHER						
1993/1030	7/22/2015	WD	Q	I	01	419,900
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: MUELLER MATTHEW RIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W29 FOP=[YR=2015] W13 S10 E13 N10$ S10 W13 N10 W16 S55 E16 FOP=[YR=2015] E18 FGR=[YR=2015] S3 E24 N25 W7 S3 W17 S19$ N7 W18 S7$ N7 E18 N12 E17 N3 E7 N33$.

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	819.00	SF	7.00	7.00	100	2015	2015	3	95	5,446	
2	0855	CONC PAVER	0	100	0	0	75.00	SF	7.00	7.00	100	2015	2015	3	95	499	
3	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	100	2015	2015	3	75	19,890	
4	0911	SCRN RM A	0	100	0	0	630.00	SF	17.50	17.50	100	2015	2015	3	65	7,166	
5	0855	CONC PAVER	0	100	0	0	318.00	SF	10.00	10.00	100	2015	2015	3	95	3,021	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	65	1,300	
7	0855	CONC PAVER	0	100	0	0	215.00	SF	10.00	10.00	100	2015	2015	3	95	2,043	

LAND DESCRIPTION

TOTAL OB/XF 39,365

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 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