

GARBER JOSEPH Q & KRISTI D
1618 HIGHLAND DUNES WY
FERNANDINA BEACH, FL 32034

00-00-31-1375-0041-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 1		2							
VALUATION SUMMARY															
VALUATION BY					STANDARD										
Tax Group: 2					Tax Dist:										
BUILDING MARKET VALUE					434,729										
TOTAL MARKET OB/XF VALUE					42,984										
TOTAL LAND VALUE - MARKET					235,000										
TOTAL MARKET VALUE					712,713										
SOH/AGL Deduction					399,951										
ASSESSED VALUE					312,762										
TOTAL EXEMPTION VALUE					HX HB		50,722								
BASE TAXABLE VALUE					262,040										
TOTAL JUST VALUE					712,713										
NCON VALUE					0										
INCOME VALUE															
PREVIOUS YEAR MKT VALUE					661,257										
PERMIT NUM		DESCRIPTION			AMT		ISSUED								
2024-0550		REMODEL MASTER BA			0		10/15/2024								
20120527		VINYL FENCE			0		03/29/2012								
20120392		SCREEN ROOM			2,663		03/12/2012								
20112239		NEW CONSTR			229,971		12/19/2011								
SALES DATA															
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE							
1813/1907		9/13/2012		WD	Q	I	02	335,000							
GRANTOR: KOSTICH DEVELOPMENT I															
GRANTEE: GARBER JOSEPH Q & K															
1770/0711		12/15/2011		WD	Q	V	01	77,000							
GRANTOR: HIGHLAND 35 LLC															
GRANTEE: KOSTICH DEVELOPMENT															
BUILDING NOTES															
BUILDING DIMENSIONS															
BAS=[YR=2012] W17S6W9 PT0=[YR=2012] N12W17 S12 FOP=[YR=2012] S6E17N6W17\$ E17\$ S6W17N6W15 S37E14 FOP=[YR=2012] S8 E20 FGR=[YR=2012] S9E12N2 E12N21W24 S14\$ N8W20\$ E20N6E24N37\$ PTR= S37E10 UAT=[YR=2012] S21E10N21W10\$ W10N37\$.															
ND UE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
35,000															
Common: 235,000 PRINTED 07/30/2025 BY SYS															