PT OF LOT 46
IN OR 2528/182 (EX PT IN 2055/1762)

HL2 PROPERTIES LLC
1625 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

2026

00-00-30-0800-0046-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

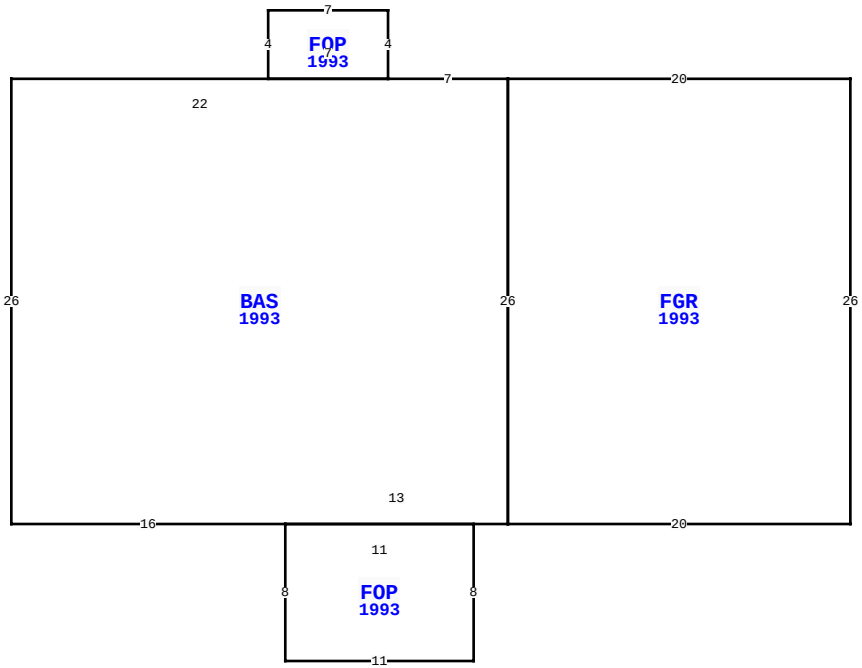
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	754	100	1993	754	50,926
FGR	520	55	1993	286	19,317
FOP	28	30	1993	8	540
FOP	88	30	1993	26	1,756
TOTALS	1,390			1,074	72,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,074	98.5800	103.51	111,170	1960	1960	0	0	0	34.75	65.25

1 SINGLE FAM 0% - 2024 Heated Area: 754 HX Base Yr



798 BONNIEVIEW RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	202,208
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	233,250
TOTAL MARKET VALUE	435,458
SOH/AGL Deduction	29,587
ASSESSED VALUE	405,871
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	405,871
TOTAL JUST VALUE	435,458
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	407,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003152	GARAGE	201,196	02/28/2022
8628	REPAIR/RRF	1,500	01/22/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2613/1981	1/12/2023	QC	U	I	11	100
GRANTOR: L1 PROPERTIES LLC						
GRANTEE: HL2 PROPERTIES LLC						
2528/0182	1/10/2022	WD	Q	I	01	360,000
GRANTOR: ROLAND LLOYD K ET AL						
GRANTEE: L1 PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W20 BAS=[YR=1993] W7 FOP=[YR=1993] N4 W7 S4 E7 $ W22 S26 E16 FOP=[YR=1993] S8 E11 N8 W11 $ E13 N26 $ S26 E20 N26 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		RSF-2	0.00	0.00	3.11	AC		1.00	1.00	0.50	150,000.00	75,000.00	233,250							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.11 Total Land Value: 233,250 Market: 0 Agricultural: 0 Common: 233,250 PRINTED 07/09/2026 BY SYS

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2026

00-00-30-0800-0046-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

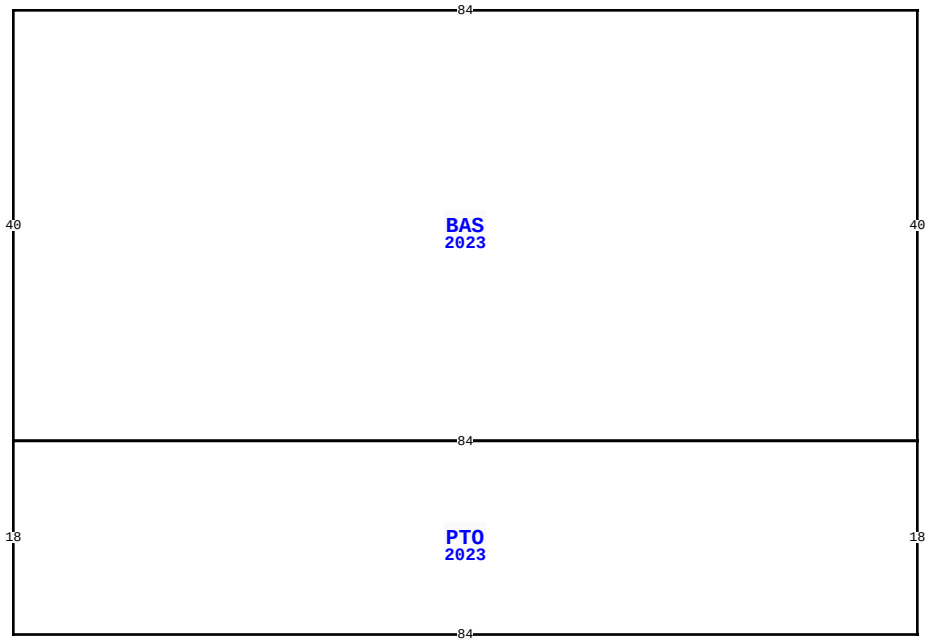
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	08	ENG SPLIT 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,360	100	2023	3,360	126,802
PTO	1,512	5	2023	76	2,868
TOTALS	4,872			3,436	129,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	3,436	68.0800	38.12	130,980	2022	2022	0	0	0	1.00	99.00

3 ACCESORY U 0% - 2024 Heated Area: 3360 HX Base Yr



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PREVIOUS YEAR MKT VALUE	407,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: L1 PROPERTIES LLC						
GRANTEE: HL2 PROPERTIES LLC						
2528/0182	1/10/2022	WD	Q	I	01	360,000
GRANTOR: ROLAND LLOYD K ET AL						
GRANTEE: L1 PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,10] E84 S40 W84 N40 $
PTO=[YR=2023;ORIG=10,50] E84 S18 W84 N18 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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